

\$275,000 - 18 McCalley Creek Lane, Seabrook

MLS #192919

\$275,000

Bedroom, Bathroom,
Land on 0.44 Acres

Stuarts Point Area, Seabrook, SC

Often described as "the best view in Beaufort," this .44-acre waterfront gem offers approximately 130' of direct frontage on McCalley Creek with sweeping marsh and deepwater vistas. The sunsets are extraordinary, and the ever-changing panorama brings dolphins, herons, and other abundant birdlife. A magnificent 300-year-old live oak stands sentinel over the property, adding timeless Lowcountry character to this beautifully maintained setting. The night sky here is equally captivating. A well, septic system, timed irrigation system, and underground electric are already in place, ready for your dream home. This lot can also be paired with the adjacent home for sale at 16 McCalley Creek Lane for an expanded waterfront retreat. This homesite is part of a larger 6.3-acre tract composed of seven pristinely maintained parcels, much of which is waterfront along McCalley Creek. Collectively, the property offers over 850' of frontage (including deepwater), two existing homes, two docks, and a garage workshop, just ten minutes from Beaufort. Preliminary DES dock review documentation indicates that several parcels, including this one, may qualify to apply for tidal creek docks. Stuart Point is a welcoming peninsula community offering the best of Lowcountry life: Lowcountry Produce Restaurant (open daily), Lobeco Library, post office, fishing pier, seafood markets, Shouse Farm & Garden Supply, sawmills, boat sales and service, K-12 schools, and a county



transfer station all within five minutes. A flower farm and equestrian center are nearby, and Beaufort County has plans for a pathway to be constructed along Stuart Point Road from Hwy 21 to the end of the road. This is a rare opportunity to own a piece of one of northern Beaufort County's most beautiful and unspoiled waterfront settings, a tranquil paradise where live oaks stand tall and every sunset feels like a masterpiece.

Essential Information

MLS #	192919
Price	\$275,000
Acres	0.44
Type	Land
Sub-Type	Resident S/D Lot
Status	Active

Community Information

Address	18 Mccalley Creek Lane
Area	Burton
Subdivision	Stuarts Point Area
City	Seabrook
County	Beaufort
State	SC
Zip Code	29940

Amenities

View	Sunsets over McCalley Creek
Is Waterfront	Yes
Waterfront	Tidal Creek

Additional Information

Zoning	Other
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Listing Details

Listing Agent	Christi M. Trumps
Listing Office	Tideland Realty Inc

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