

# \$1,995,000 - 80 Secession Drive, Beaufort

MLS #193022

**\$1,995,000**

6 Bedroom, 8.00 Bathroom, 4,671 sqft

Residential on 0.76 Acres

Gibbs Island, Beaufort, SC

The Palmer House stands as a testament to Lowcountry living, designed with the discerning homeowner in mind. Built by Mayfair Builders, this exquisite property extends over .76 acres, offering 4,671 square feet of indoor living space, complemented by an expansive 900 square feet of garage space and an additional 917 square feet of covered and screened porches. This exclusive gated community is private, secure and within minutes of shopping and downtown Beaufort restaurants and shops. As you approach The Palmer House, you're immediately drawn to its LowCountry/Tidewater design, a style that harmoniously blends with the scenic backdrop of Beaufort, SC. The rear of the home presents a breathtaking view of the marsh, perfect for enjoying sunsets, while the front overlooks Secession's pristine golf practice area.

Upon entering the lower floor, you are greeted with two one-car garages, featuring painted concrete floors and custom-built storage. A workout room, equipped with top-tier equipment including a universal gym and commercial-grade treadmill, ensures your fitness goals are never on pause. The lower floor also boasts a game room with plenty of space for cards, pool or the game of your choice, and a lockable bedroom/office suite, offering the residents flexibility and privacy. While the expansive game room can transform into a cozy living area or entertainment hub for



guests or family members. For added convenience, the lower floor could be an in-law suite, creating an independent living environment separate from the main home.

The main floor of The Palmer House is where luxury meets comfort. The primary bedroom suite, with its sunroom, spa-like bathroom and custom closets, is a sanctuary. The kitchen's modern appliances and granite countertops speak of elegance and functionality. The great room is ideal for hosting guests or unwinding. The large screened-in back porch, featuring a gas fireplace, allows for serene evenings spent outdoors.

The upper floor offers four distinctive bedroom suites, each featuring fully tiled bathrooms with rainfall showers, and sleeping areas with custom-built desks and cabinetry, blending comfort with functionality. This level also includes an abundance of closet/storage space in each suite.

Outside, The Palmer House continues to impress. The grill area, firepit, and landscaped yard are perfect for outdoor entertainment. The standing-seam Kynar metal roof and Savannah River Brick exterior with HardiPlank siding not only enhance the home's aesthetic but also its durability. The house's thoughtful design also includes PlyGem hurricane impact glass windows, ensuring safety and tranquility. The presence of a tankless Rinnai water system, spray-foam insulation, monitored alarm system and high-speed internet options add to the home's modern conveniences.

The Palmer House is more than a residence; it's a lifestyle. A home where luxury, convenience, and a love for golf converge. It's an opportunity to be part of a community that values the finer things in life, including the great game of golf. Welcome to The Palmer

House - where every day feels like a walk on the fairway.

Built in 2013

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS #          | 193022                  |
| Price          | \$1,995,000             |
| Bedrooms       | 6                       |
| Bathrooms      | 8.00                    |
| Full Baths     | 6                       |
| Half Baths     | 2                       |
| Square Footage | 4,671                   |
| Acres          | 0.76                    |
| Year Built     | 2013                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 80 Secession Drive |
| Area        | Ladys Island       |
| Subdivision | Gibbs Island       |
| City        | Beaufort           |
| County      | Beaufort           |
| State       | SC                 |
| Zip Code    | 29907              |

**Amenities**

|               |                    |
|---------------|--------------------|
| View          | Marsh views & Golf |
| Is Waterfront | Yes                |
| Waterfront    | Marsh              |

**Interior**

|            |                                                                                            |
|------------|--------------------------------------------------------------------------------------------|
| Appliances | Tankless, Built In Ovens, Dishwasher, Dryer, Ice Maker, Microwave, Trash Compactor, Washer |
| Heating    | Central                                                                                    |
| Cooling    | Heat Pump                                                                                  |

**Exterior**

|              |                    |
|--------------|--------------------|
| Exterior     | Brick, Hardi Plank |
| Roof         | Metal              |
| Construction | Brick, Hardi Plank |
| Foundation   | Raised, Slab       |

**Additional Information**

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Agent  | Allison Sutcliffe Greco     |
| Listing Office | Greco Group Brokered by eXp |

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