



***NEW PRICE***  
*Dedicated Deep Water  
 Boat Slip With Lift*  
**100 W 2nd Street**  
 Waters Edge  
 Folly Beach, SC 29439  
 MLS# 22019897 | \$1,099,999



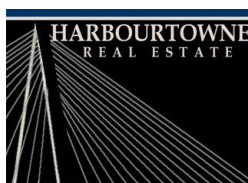
***Short Term Rental (STR) qualified***

On the Edge of America, a true gem of a property \* offering this 3 bedroom, 3 full bath, 1668 asqft townhome overlooking the Folly River, one of the prettiest stretches of water around \* pair that with an owner's deep water (at all times) dock and one of only 10 dedicated boat slips with a power boatlift that can handle up to a 24 foot boat and you have a real winning combination \* the elevated construction offers plenty of space (55 feet) under the home for up to 3 cars plus additional storage \* up the stairs and the first floor offers a bedroom up front with a bay window and nice closet \* this bedroom is adjacent to a full bathroom \* next is a very nice and functional kitchen with granite countertops, stainless steel appliances, a center island, pantry and plenty of storage \* adjacent is the dining area and the cozy family room \* all of this looks out through the high impact, full glass wall onto the Folly River \* open the sliding doors and sit and enjoy the wonderful view along with the breeze that always seems to be there \* the balcony is a covered balcony which offers a respite from the sun \* Seller took a personal hand in this construction and had added heavy crown moulding and casements to the doors and windows and crown moulding \* the 10 ft ceilings sure make this space feel very large and open \* moving upstairs you will find the 2 additional bedrooms including the master which offers a private, covered balcony that also overlooks the river (the covered part of this balcony is a non-standard feature) \* what a place to watch the stars \* master bath and closet are upgraded and offer plenty of space \* at the front of the home, the third bedroom mirrors the first floor but with its own private full bath \* upstairs offers 9 foot ceilings and the same heavy mouldings \* now we move all the way to the garage level and this one is as neat as a pin \* custom, stainless steel sink for those odd jobs where you need an outside area \* the shut-offs for the outside water and rain shower are inside the garage on the back wall ( a little security feature) \* outdoor shower for leaving the sand outside \* high strength backdoor that is basically bulletproof \* now, for some other goodies \* this home has never been rented but can be on the STR program through VRBO and Airbnb \* there are several units in this complex that are currently being utilized in this fashion and generate very good income \* hardi-plank exterior, new roof in 2020, new HVAC in 2019 but that boat slip is a HOME RUN!!

Take a virtual tour: <https://charlestonvirtualhomes.com/2220304>



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