

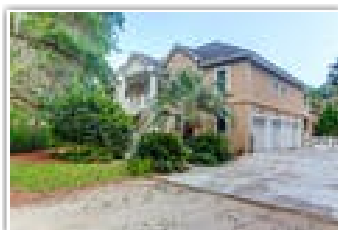
This home has it ALL! In-law Apartment/Rental, Elevator, Pool, Boat Dock, 1.7 acres, \$1,100,000

**2611 Royal Oak Drive
Johns Island, SC 29455**



Noreen Cutshall

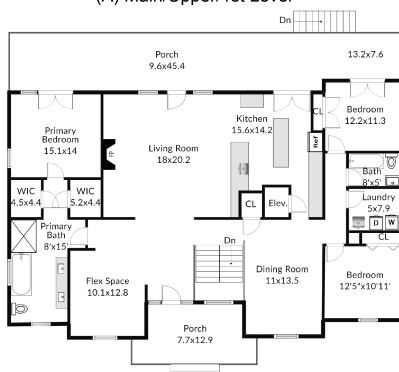
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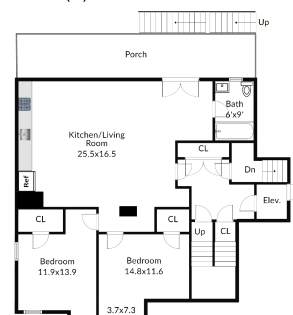
- MLS 21017705
- Bedrooms: 5
- Full Bathrooms: 3
- Lot Size: 1.7 Acres
- Listing Type: For Sale
- Property Type: Single Family
- Listing Status: Active

Bring your boat to this 1.7 acre, 3728 ft.², five bedroom, three bath, insulated concrete form home with DOCK on the deep water Abbapoola Creek. This home is just minutes from the Stono River and the ocean at Kiawah Beach and Folly Beach. A three level handicap accessible home with elevator that serves all three floors; which can be used as one spacious home with two bedrooms for guests on lower floor, as well as a kitchen, bathroom and large area for entertaining that leads out to one of two covered porches with direct access to a beautiful private in-ground pool. The first level can also be locked off from the main level and garage and accessed by private entrance if rental income or In-law suite is what the buyer is looking for. The main level has three bedrooms which include a large, bright primary bedroom with French doors to a second covered porch, also with access to the pool, walk-in closet and private master bath with Jacuzzi tub and separate walk-in shower. Also on the main level is a second full bath laundry room dining room and living room with library office area Some additional features of this lovely property and home are: -Automatic whole house propane generator with 1000 gallon owned propane tank which will run the house and pool for 11 days without refill. -Propane fireplace -Leafguard Gutter guards - Beautiful baseboard and crown moldings, vaulted ceilings -impact resistant windows, wind resistant double strapped roof -energy-efficient home with low utility bills -Low HOA dues in the built out and completed, sought after, Royal Oak subdivision with NO THRU TRAFFIC! -Beautiful grounds with a pond, seven Live Oak trees, palm trees, cypress trees, azaleas, camellias and many more perennial shrubs and plants -Minutes to downtown historic Charleston, Seabrook and Kiawah Island, Beaches, parks and golf courses, The famous Angel Oak tree, As well as, James Island County Park and golf course This is a must see home that won't last long schedule viewing soon!

(A) Main/Upper/1st Level



(B) Lower/2nd Level



(C) Garage/ 3rd Level

