

2.3 acres with 1,500 SF Move-In Ready home under \$250K coming soon on Maybank!

2919 Maybank Highway (Tract A-1*) Johns Island, SC 29455 \$249,900

2.30 all high acres with shared private drive - up to 4.485 acres available

3 bedrooms • 2 baths • 1,500 SF manufactured home • No HOA



- This is an amazing “all high land” lot offering privacy, plenty of room to grow, and a close-in Maybank Highway address less than half a mile from the intersection of Maybank and River.
- Offers convenient and quick access to James Island, WA, Downtown, Kiawah and Seabrook.
- Property has been forestry mulched - you really should see this gorgeous park-like real estate.
- Tract A-1 sits about 500’ south of the highway and is accessible by a private driveway shared with one other lot (Tract A-2), so your buyers won’t be physically on the highway.
- **Lot can be resized up or down to suit your buyer’s budget and land requirements!**
- The existing 1984 manufactured home was updated in 2009 and is in good condition: 4 year old central HVAC with some painting and a back porch & back yard make-over in progress!
- Wood floors throughout • Split floor plan features master en suite & laundry room at one end of home, bedrooms 2 & 3 and shared hall bath at the other, with common living areas in between • Huge 375 SF open Great Room with smooth vaulted & beamed ceilings • Separate dining room (or use as office) • Big kitchen offers tons of cabinet and counter space with an 8’ built-in “island bar” adjoining Great Room • Front deck with recessed entry • 12’ x 24’ screened back porch
- Horses are allowed as a “Special Exception”, which requires approval by Charleston County.
- Property is being subdivided into two lots, Tracts A-1 and A-2. Both are located in an X zone.
- Zoned R-4 Residential Single Family Detached in Charleston County jurisdiction inside the Maybank Highway Corridor Overlay District. Charleston County & the City of Charleston are updating zoning codes for consistency across jurisdictional lines on Maybank Hwy, which may result in a “by right” rezoning of this property to something similar to Commercial Transitional (CT) in the County. County Planning informs me being inside the MHC-OD is not necessarily a “by right” rezoning process to CT; however, there are quite a few commercial-type activities & housing options allowed “by right” in R-4. **Your buyer should confirm any use/zoning questions with County Planning.**
- * Plat of subdivision to be sent to County upon contract ratification. Sale subject to plat approval and recordation. Deeded Private R/W Easement & Maintenance Agreement also required by County (and most lenders). Ask listing broker/co-owner for preliminary documents.

An appointment is required prior to entering this property.

For viewing or more information, call Jim Bobo Real Estate LLC (O/A) (843) 442-7275