

Custom Beach House, High-end Finishes, Sunset Views!



3109 Waterway Boulevard **Isle of Palms, SC 29451 | MLS# 24021266 | \$3,950,000**

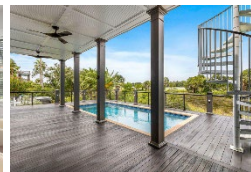
Gorgeous, custom beach house with high end finishes and stunning views of the Intracoastal Waterway, marsh, and Wild Dunes Resort golf course. The views are maximized by a reverse floor plan, numerous walls of windows, and three levels of porches. From the drive-under garage, take the elevator or stairs up to the 2nd floor of the home and enter into the open-concept family room, dining area, and kitchen. These main living areas feature hardwood floors, crown molding, and custom lighting/fans and are strategically located along the back side of the house, providing 180-degree water views. Several glass doors access porches that run the width of the house. The first floor back porch has a built-in gunite pool.

The kitchen features beautiful custom cabinetry, island with Wolf gas cook top and stainless steel vent hood, wet bar, breakfast bar, stone countertops, built-in paneled refrigerator/freezer, built-in stainless steel double-oven, stainless farm sink, and built-in paneled dishwasher. This home is an entertainer's dream! The house has been meticulously maintained.

Upgrades/improvements include the following: New metal roof 2019; New HVAC 2021; New water heaters May 2022; Interior paint 2022 and touch ups 2024; Renovated kitchen and butler's pantry 2022; Upgraded Jack N Jill and primary up bathrooms 2022; Refurbished pool 2022 - included new plaster, waterproofing, new equipment inside and outside, new sand 2022, and new equipment again 2024 (raised motor off the ground); New Wolf cook top 2022; New washer & dryer 2022; Replaced all exterior components of central vac system 2022; New gutters 2023; New ice maker 2024; Elevator inspected and serviced 2022 - Inspected and serviced June 11, 2024; New alarm system w/ cameras and electronic interfacing - garage doors, front door, Wi-Fi access, and Wi-Fi thermostats 2022; Replaced ALL porch/stair railings and replaced any aging wood around the entire exterior; Painted all exterior trim, siding, hurricane shutters 2022; Installed new aluminum fencing 2024; Replaced ALL windows and glass doors with new construction IMPACT windows and doors 2024; Replaced trim (in and out) on all windows and doors; Replaced all exterior siding and house wrap 2024; Repainted entire exterior 2024; Replaced two garage service doors in 2023; Completely renovated the primary bath downstairs; Flat roof patched and repainted 2024; Garage interior - all wood surfaces painted with anti-mildew paint including stairs and doors. Wood decks will be re-stained as weather permits.

The house and its views are truly dreamy! Prime location on the quiet, back side of the island. Less than a half mile to the beach. Just under a mile to Islander 71 Fish House and Raw Bar and IOP marina and boat launch. Two miles to the Front Beach shops and restaurants.

[*Enjoy a video tour of this lovely home*](#)



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