



6555 SOUTHMOUNT ROAD, WADMALAW ISLAND

A private natural setting that truly embodies the essence of Wadmalaw: a custom home on 5 acres of highland with expansive marsh and waterfront views framed by beautiful live oaks.

6555 Southmount is located in a small 9-lot community overlooking Fickling Creek which offers direct access to Bohicket Creek. Outdoor features include an old horse barn with 1 stall & boat storage. Dock in place with covered pier head and piles for floater.

Relax in your own pool overlooking the marsh.

LOCATION

Wadmalaw Island - Charleston County
22 Miles from Downtown Charleston
Rockville Woods Community
Zoned AGR
Tax Map: 217-00-00-090

PROPERTY DETAILS

7 Acres, 5± Acres High
3,139 Sq Ft Home - 4 Bds, 3.5 Baths
375' Dock w/ Covered Pier and Pilings
Barn with Drive-in and Stall
In-Ground Pool

OFFERED AT

\$1,100,000



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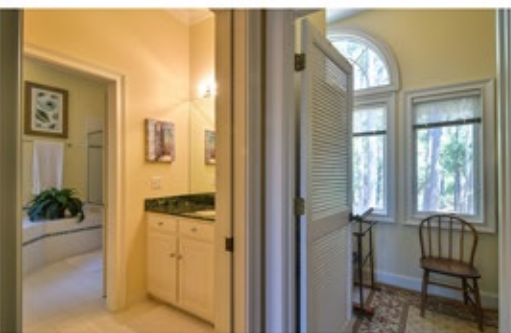
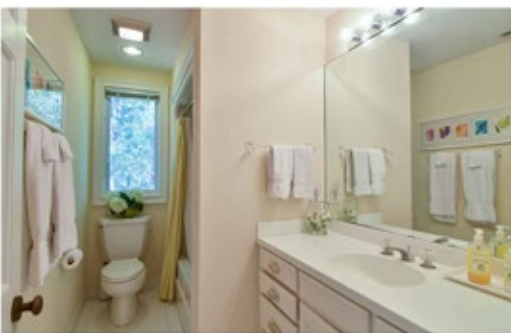
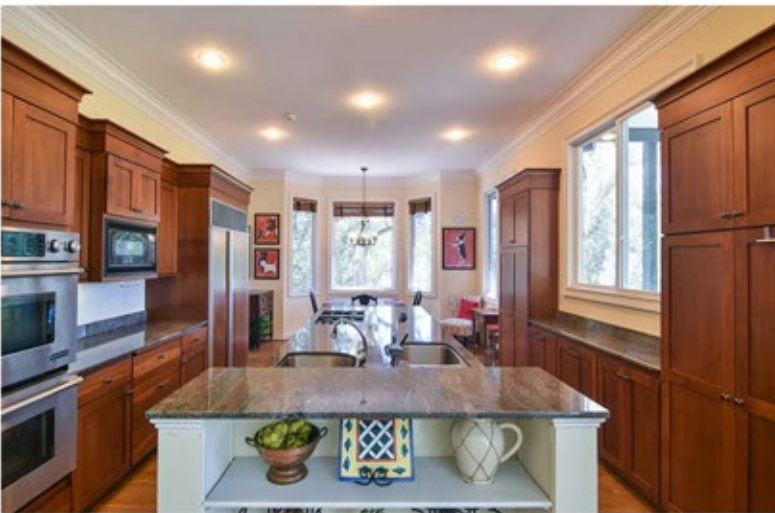
HUGER SINKLER II | HUGER@HFLCHARLESTON.COM | 843.412.3189

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PROPERTY DETAILS

6555 SOUTHMOUNT ROAD, WADMALAW ISLAND, SC

6555 Southmount Road is located in a small 9-lot community called Rockville Woods which overlooks Fickling Creek, a tributary of Bohicket Creek. The HOA provides road and drainage maintenance.

PROPERTY

7.06 Acres Total, 5± Acres High
1+ Acres Open Pasture
Mature Mixed Pine-Hardwood Forest
Expansive Marsh and Creek Views
Private Approach Gravel Driveway
Flood Zone: AE-12
Zoning: AGR

DOCK/PIER HEAD

375' Dock
Covered Pier Head w/ Seating
Pilings for Floater

BARN/OUTBUILDING

Old Horse Barn - 1 Stall
Drive-in for Boat Storage
Tack Room

HOUSE

3,139 Square Feet, 4 Bedrooms, 3.5 Baths
Garage - 2 Bays, Parking for 3 Cars, Workshop
Ample Storage
Reverse Osmosis System
In-Ground Pool with Marsh Views.
Outdoor Shower

Exterior:

Foundation: Elevated Construction
Siding: Shingle Shake and Hardy Plank, Tabby Skirt
Roof: Architectural Shingles
Large Open Deck on Main Level
2 Screened-in Porches
Balconies on Both Bedrooms Upstairs

Interior:

Flooring: Hardwood, Carpet, Tile in Bathrooms
Ceilings: 11', Smooth, Crown Molding, Vaulted Foyer
Living Room: Large Windows, Wood-burning Fireplace
Kitchen: Granite Countertops, Large Island,
Bay Window, Eat-in, Stainless Steel Built-in
Appliances, Dual Sink, Gas Dual Oven, Gas Stove
Master: Walk-in Closet, Granite Counters,
Dual Vanity, Whirlpool Tub, Walk-in Shower,
Porch Access.
Rec Room/Bedroom: French Doors, Storage Closet,
Built-in Shelving, Large Windows, Balcony Access
Upstairs Bedrooms: Walk-in Closets,
Separate Balconies, Full Bathrooms

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UTILITIES, INSURANCE & FEES

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Homeowners Insurance	\$5,280/Year
Flood Insurance	\$684/Year
HOA Dues	\$300-600/Year
Electricity	\$312/Mo
Pool (Weekly Service)	\$270/Mo



PROPERTY BOUNDARIES

6555 SOUTHMOUNT ROAD, WADMALAW ISLAND, SC



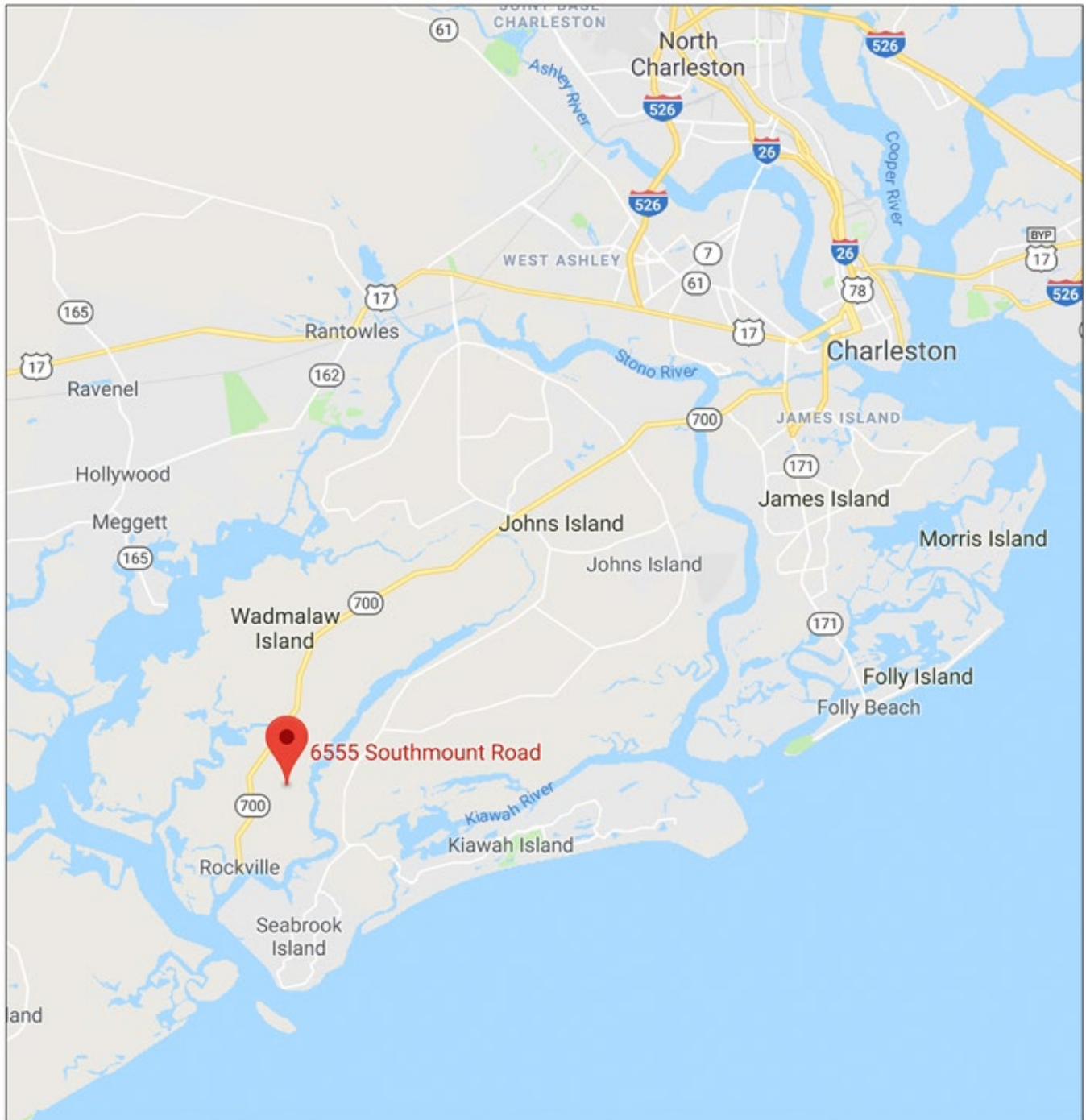
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