



1980 LONGCREEK ROAD, WADMALAW ISLAND, SC

Unique opportunity to purchase a deepwater lot on Bohicket Creek with existing guest house and dock, paired with a construction package from a high-end local builder, Aldrich Incorporated.

Perfect for an extended family compound, the main house plans complement the superior construction displayed in the guest house and may be customized to suit.

Situated in private Longcreek Plantation, only 30 minutes from downtown Charleston.

LOCATION

Wadmalaw Island - Charleston County
16 Miles from Downtown Charleston
Located in Gated Longcreek Plantation
Zoned AG-15
Tax Map: 217-00-00-090

PROPERTY DETAILS

3.5 Acres High on Deepwater
Custom Dock & 13,000 lb. Boat Lift Under One Roof
Pristine Marsh and Creek Views
Large 2 Bedroom Guest Home
Proposed Construction for Main House & Pool

\$1,295,000 OR **\$2,295,000** WITH CONSTRUCTION PACKAGE

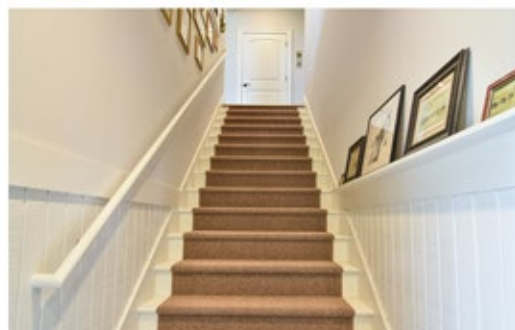
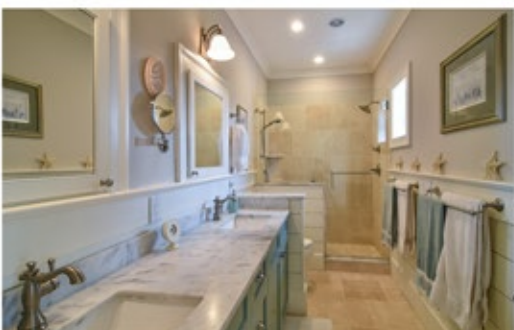
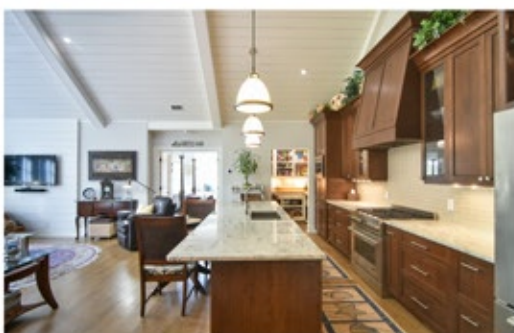


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HUGER SINKLER II | HUGER@HFLCHARLESTON.COM | 843.412.3189
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PROPERTY DETAILS

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1980 Longcreek Road is located within a 50-lot neighborhood called Longcreek Plantation which sits on the edge of Bohicket Creek on Wadmalaw Island. Neighborhood amenities include a community deepwater dock, boat landing and security gate.

PROPERTY

6.3 Acres Total, 3.5 Acres High
Mature Mixed Pine-Hardwood Forest
Expansive Marsh and Creek Views
600 ft Private Approach Driveway
Zoned AE-12
Drip Irrigation Around House
Firepit
Outdoor Shower
Septic Permit for 6 Bedrooms

PROPOSED CONSTRUCTION

Architect: Historical Concepts
Builder: Aldrich Incorporated
Foundation: Pilings
2,600 Sq Ft of Living Space
3 Bedrooms
2.5 Bathrooms
Fireplace
1,000 Sq Ft Deck
\$50k Allowance for Pool
* Plans Subject to Change *

DOCK/PIER HEAD

720' Dock, Handrails by Pier Head
Pier Head: 14' x 53' w/ covered
13,000 lb. boat lift
Floater 10' x 30'
Water and Electricity on Pier Head & Floater
Large Cleaning Station w/ Mini Fridge
Built-in Seating
Lights: Spotlights on Pier Head & Floater,
Fluorescents and Accent Lighting

GUEST HOUSE

Architect: Stephen Mays
Builder: Aldrich Incorporated
1,652 Square Feet, 2 Bedrooms, 2 Baths
3-Car Climate Controlled, Insulated Garage
Ample Storage in Garage
Elevator Ready
Reverse Osmosis Deep Well System
Screened-in Porch: Diamond Cut Cement Flooring,
Wood Ceiling, Custom Ipé Bar

Exterior:

Siding: Brick and Maxishake Shingles
Roof: Architectural Shingles w/ Standing Seam
Aluminum Accents
Foundation: Slab
Closed Cell Insulation

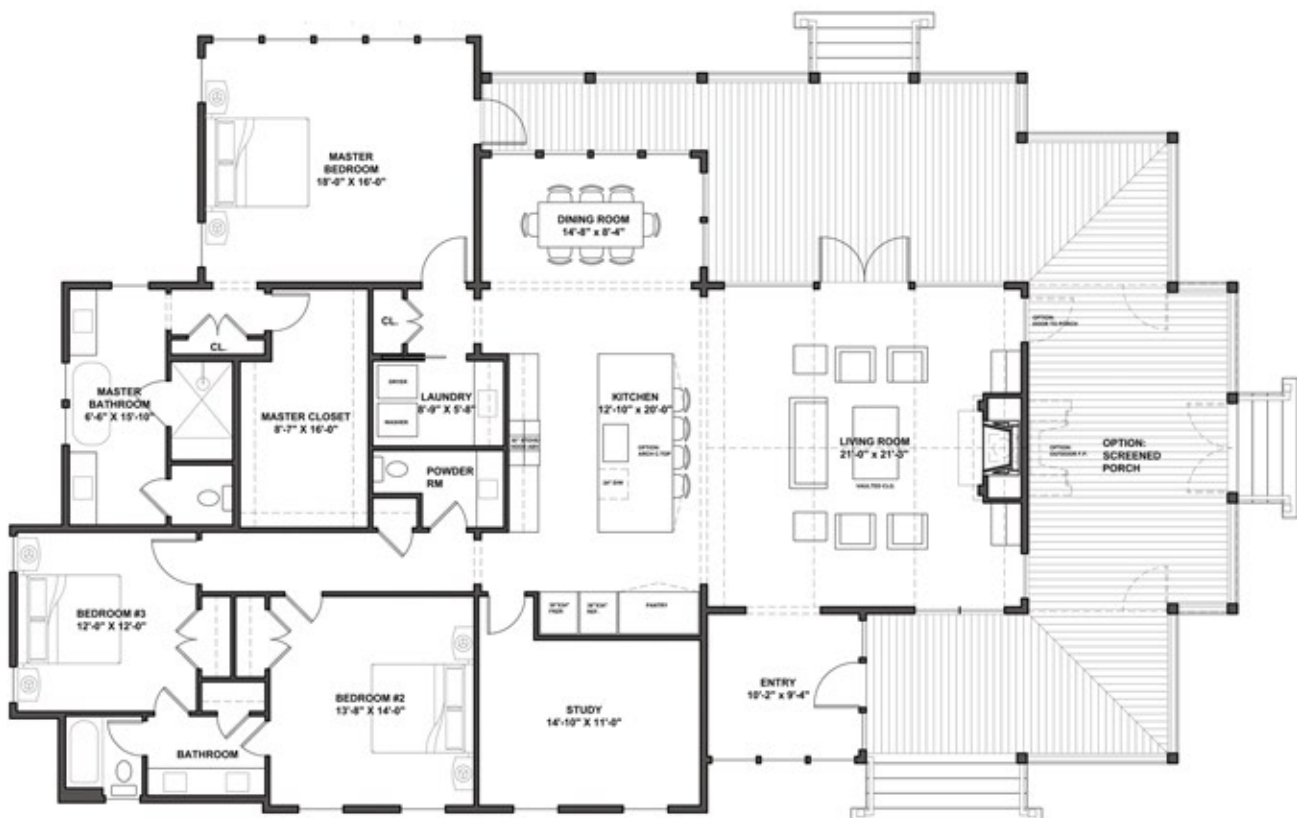
Interior:

Flooring: White Oak, Travertine Tile Bathroom
Floors/Shower, Carpet
Ceilings: 5" Crown Molding, Smooth
Living Room: Vaulted Beamed Shiplap Ceilings,
Lighted Architectural Cupola Tower
Kitchen: Custom Cherry Cabinetry, Granite
Countertops, Island w/ Bar Seating, Commercial
Grade JennAir Appliances, Walk-in Pantry
Master: French Door, Window Seat, Custom
Walk-in Closet, Dual Sink, Carrara Marble,
9' Ceilings, Creek Views
LED Lighting Throughout
MGM Impact Windows



PROPOSED HOUSE PLANS

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UTILITIES, INSURANCE & FEES

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Utilities - Spring/Fall	\$150/Month
Utilities - Summer/Winter	\$250/Month
Homeowners Insurance	\$3,505/Year
Flood Insurance	\$683/Year
HOA	\$1,600/Year



PROPERTY BOUNDARIES

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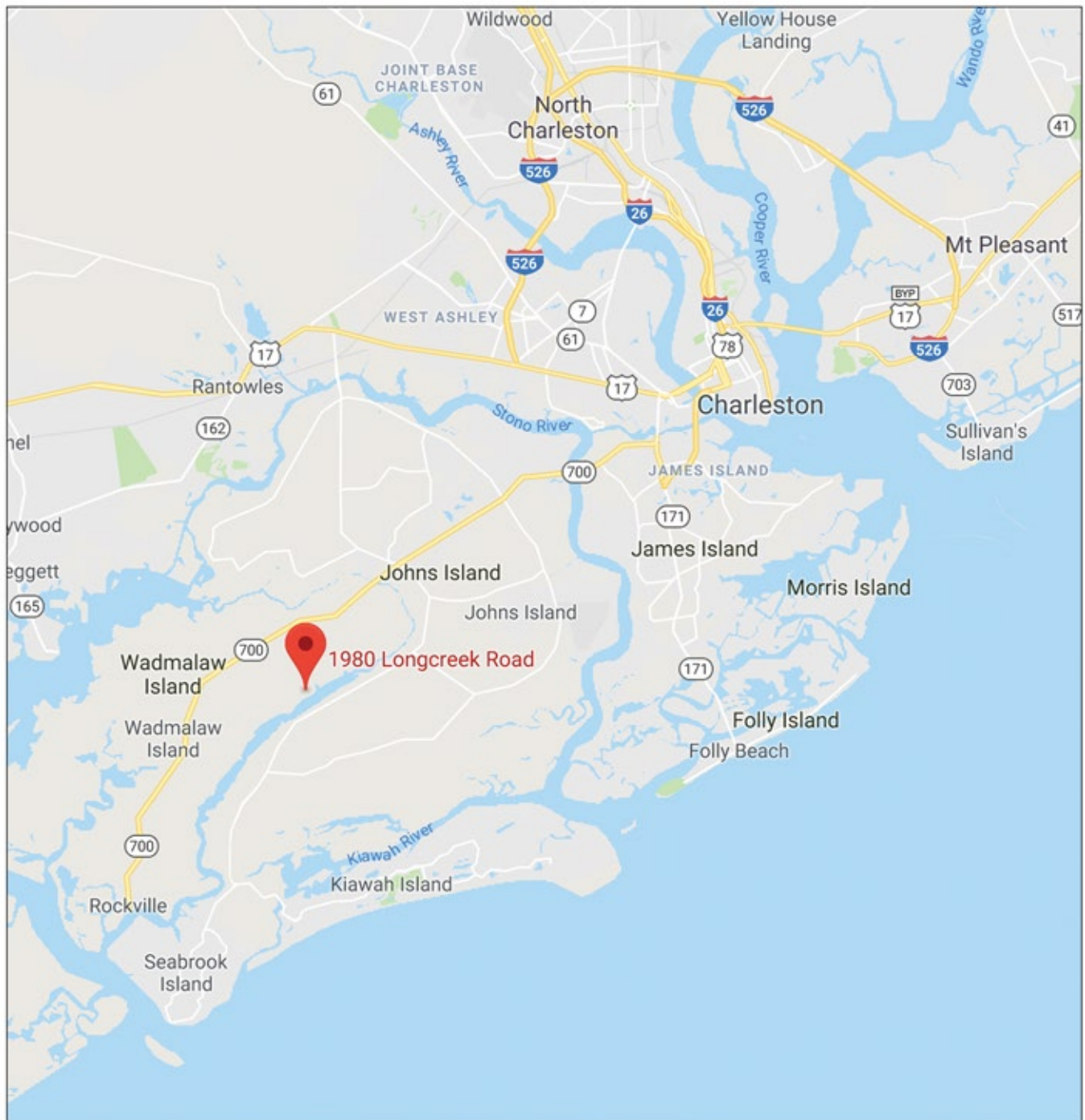
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PROPERTY LOCATION

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