



## 1823 Tacky Point Road

Very private 8.8-acre double lot with deepwater access on Leadenwah Creek, sunset vistas and a wonderful southwesterly breeze—conveniently located 35 minutes from Downtown Charleston. The three-bedroom cedar plank home is perfectly situated to enjoy expansive waterfront views from the main living areas—especially the large screened-in porch and deck. Recent updates include a chef's kitchen with massive granite island, built-in wine coolers, shiplap walls, heart pine floors, 10' ceilings, two wood-burning fireplaces, and a high-end outdoor kitchen. The deepwater dock has a large, covered pier head with seating and storage, a covered 13,000 lb boat lift, 20' floater and 15' jet dock. The verdant landscaping includes several varieties of pollinator-friendly shrubs, fully irrigated by two wells and a 2,000-gal. rainwater collection system. Other improvements include a 4-bay garage, fenced vegetable garden, clearing for a second home site, an electric entrance gate and a wooden fence around the property. Enjoy luxurious rural living with no HOA.

### LOCATION

Wadmalaw Island - Charleston County  
21 Miles from Downtown Charleston  
20 Miles to Kiawah/Seabrook Islands  
Zoned Agricultural  
TMS#: 156-00-00-187 & 156-00-00-065

### PROPERTY HIGHLIGHTS

8.8 Acres High  
Deepwater Dock w/ Covered Pier Head & Boat Lift  
3-Bed, 4-Bath, 3,543 Sq Ft Home  
4-Bay Garage  
Electric Gate, Wood Fencing

**OFFERED AT \$3,950,000**

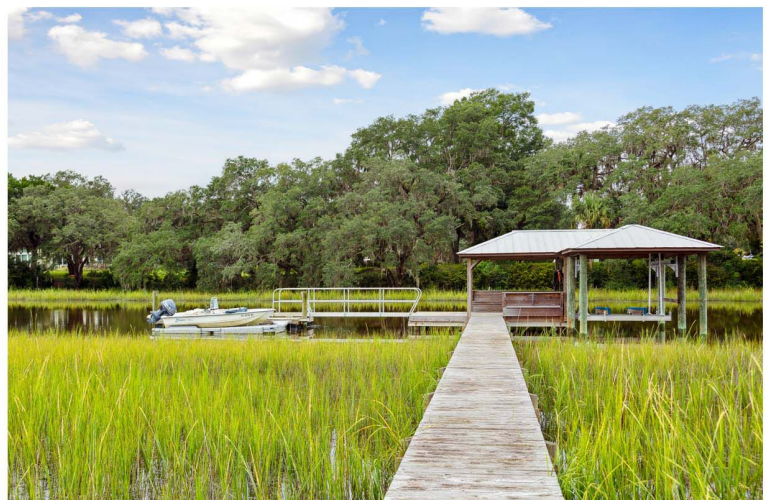
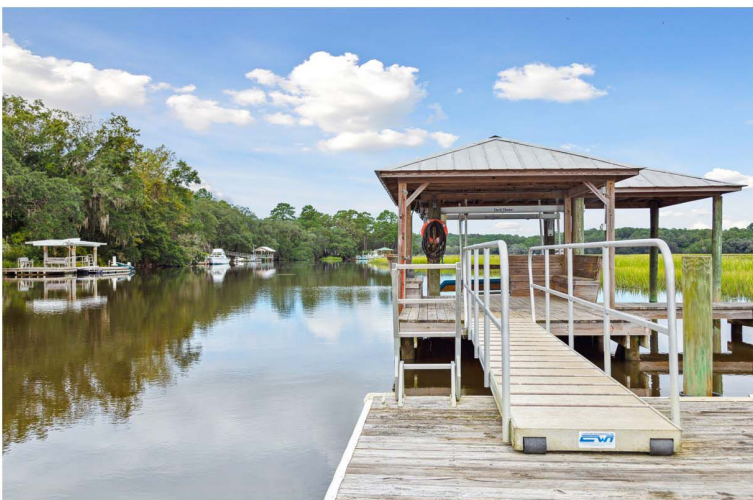


**1823 TACKY POINT ROAD, WADMALAW ISLAND, SC 29487**

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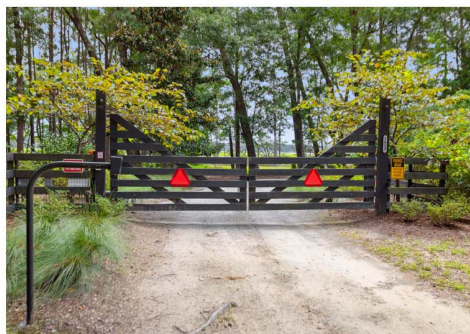






## PROPERTY DETAILS

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### House

3,543 Square Feet, 3 Bedrooms, 4 Bathrooms

Built 1989

Two Deep Wells & RO Systems

One Shallow Well

Septic System

AE-10 Flood Zone

Honeywell Security System

Workshop/Storage Area with Fridge

Exterior:

Cedar Siding

Roof: Architectural Shingles

Foundation: Encapsulated Crawl Space

Composite Wood Decking

Outdoor Kitchen Bar with Granite Countertops,

Sink, Built-in Gas Grill & Wok-Ready Burner

Large Screened-in Porch with Ceiling Fans

Interior:

Smooth Ceilings, 10 Feet

Can Lighting & Decorative Fixtures

Flooring: Heart Pine, Carpet and Accent Brick

Wood-Burning Fireplace in Living Room

Kitchen: Custom Cabinets, Black Granite

Countertops, Stainless Steel Bosch Dishwasher,

Dual-Oven/Microwave Combo, 6-Range Wolf Oven

w/ Hood, Disposal, Instant Hot Water, Granite Island

### Other Improvements

Gravel Driveways

Electric Gate Backed Up by Generator

Wood Fence Around Entire Perimeter

4-Bay Detached Garage

Rainwater Irrigation System

60'x40' Fenced Garden Area

Pollinator-Friendly Landscaping

Tennis Court

40KW Cummins Generator

1,000-Gal Liquid Propane Tank

AT&T High Speed Fiber Internet

Dock with 12'x20' Covered Pier Head, Built-in Seating

and Storage, Covered 13,000 lb Boat Lift (2012),

10'x20' Floater and 15' Jet Dock, Power & Water

8' Water Depth Measured at Low Tide off Floater



## SUMMARY OF SELLER IMPROVEMENTS

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### 2012-2020

2012 Rebuilt the dock

2014 Replaced the roof; ran high-capacity power lines to the gate and wells (now backed up by generator). This line can be used to power a future guest house or outbuilding.

2016 Installed a 40kw Cummins generator on an elevated stand; added a 1,000-gallon buried propane tank; gutted and renovated the kitchen

2017 Constructed a 4-bay garage, elevated with earth by 6 feet. Includes a 2,000-gallon capacity rainwater collection system with debris filter that is stored in two buried tanks. This water helps feed the irrigation lines that cover from the garage to the gate. Also added a planting area behind the garage with an industrial sink & sprayer.

Added dozens of privacy trees and shrubs

2018 Installed two additional wells near the driveway entry - one deep well with RO system (\$27k) and buried storage tank and one shallow well (\$5.5k). Both have lines to the vegetable garden, main house, dock and garage.

2019 Installed new Whirlpool washer & dryer and installed a Rinnai Tankless Water Heater

2020 Installed three new Trane heat pumps. The two main units have multi-phase compressors and multistage blowers. Inline dehumidifier added to AC system that serves the master bedroom, kitchen and living room.

### 2021-2022

Pumped out Septic and installed new pump

Replaced front and back porch decking with composite material, added railings and horizontal wire

Added the outdoor kitchen

Expanded and renovated the Den

Reinsulated and encapsulated the crawl space, added a vapor barrier, animal-proofed crawl space and storage area above the master

Painted the interior and exterior, replaced siding as needed





## PROPERTY BOUNDARIES

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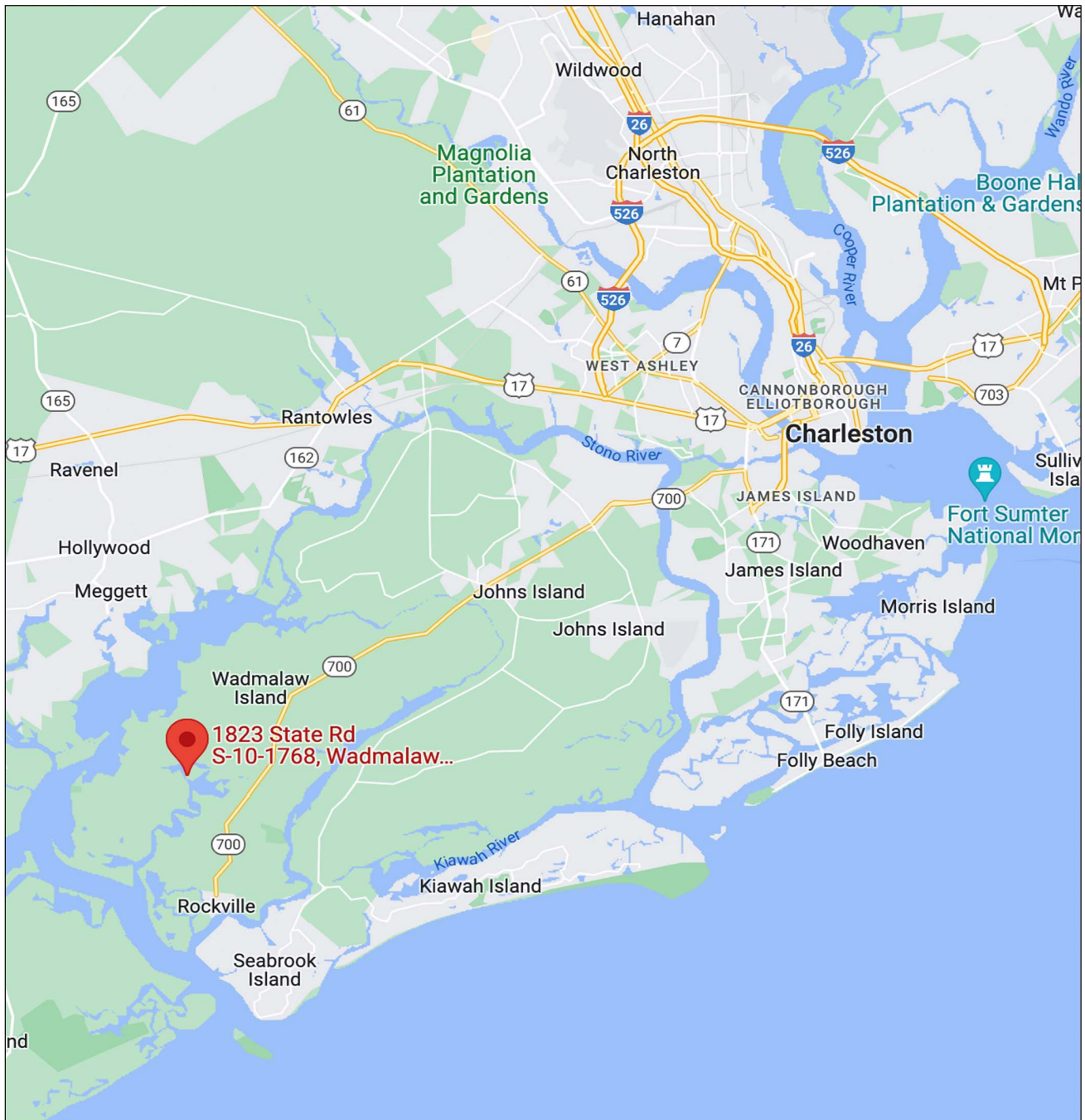
Estimate boundary, not to be assumed as accurate





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