

MAXEY|BLACKSTREAMSM
CHRISTIE'S
INTERNATIONAL REAL ESTATE



18 ANCHOR BAY COURT

PROPERTY FEATURES GUIDE



OVERVIEW

- Builder: Randy Jeffcoat
- Community: Hampton Lake
- Exclusive, gated 227-acre freshwater lake community in Bluffton, SC
- Located on one of the most highly sought-after streets
- 3,705 Heated Sq Ft.
- .38 Acres - 1 lot
- 4 Bedrooms
- 4 Bathrooms
- 3-Car Attached Oversized Garage - with new Type 2 Charger for Electric vehicles
 - Ability to finish out the space above the garage to make a carriage house
- Built in 2014
- Roof Age: 2014
- Pool: Propane Gas Heated Chlorine Pool + Spa (propane tank leased)
- Large, fenced in backyard with manicured landscaping
- Bulkhead complete with private dock and serene lake views

SYSTEMS

- 2 New Hot Water Heaters 2025 (50 gallons each)
- 2 HVAC Units 2014 - coils in upstairs unit replaced in 2019
- Spray Foam Insulation

****Boat and Golf Cart are negotiable but not included in the sale**



UPGRADES

- Wood floors added in office and bonus living space
- Brand new carpet in bedrooms
- Entire interior painted in 2022
- Painted kitchen cabinets
- New Built -in Cabinetry
 - Kitchen
 - Office
 - Dining Room
 - Primary Bathroom
- Redesigned and renovated laundry room with new appliances
- Custom Closets throughout the entire home
- New light fixtures throughout the entire home



Primary Suite

- French doors leading to the suite, his and hers closet and lake views with private access to screened-in porch.
 - Double-sink vanity in bathroom
 - Double-entry shower
 - Soaking Tub
 - New Built-ins for extra storage
- **Two** additional en-suite bedrooms located on the first floor
 - **One** additional en-suite bedroom upstairs with lake views
 - **Bonus** room located upstairs complete with kitchenette



LAUNDRY

- Completely renovated laundry room with brand new sink, cabinetry, countertops, and washer and dryer

ADDITIONAL INTERIORS

- **Chef's Kitchen** with large island for entertaining and extra bar seating
- **Dining Area** off kitchen/breakfast nook
- **Formal Dining Room** with brand new stunning built-ins
- **Living Room** features a gas fireplace complete with built-ins on both sides and coffered ceilings with undermount lighting
- **Spacious Office** with glass French doors and complete with built-ins
- **Large Sliding Collapsible Doors** lead to an oversized screened-in lanai complete with a stunning paver patio, pool, spa, and grilling area with outdoor gas fireplace and multiple lounging areas. New Additions include replacing screen over pool area to add a slope.



HAMPTON LAKE AMENITIES

LAKESIDE AMENITIES AND MAIN LAKE

- 4 Tennis Courts
- Playground
- Main Lazy River & Quiet Pool
- Man made beach with firepit overlooking the Lake
- Tower Bar –seasonal food and beverage available
- Backwater Bill's – main restaurant open Weds–Sun for lunch, Fri–Sun for dinner.
- Lakeview Room and Lakeside Lawn – Dining and special events
- Several meeting locations, including Fish Tales and Screen Porch
- Table Box/Boathouse/Marina – HL gift and logo items, boating, boat rentals, gas and kayaks, fishing, guided boat, bikes and nature tours.
- Fitness Center – treadmills/cardio equipment, weight and flex rooms, nautilus equipment, locker rooms
- Full Service Spa – massages, facials, manicures, pedicures



HAMPTON LAKE AMENITIES

PARKSIDE AMENITIES AND CRYSTAL LAKE (swimmable)

- Party Barn facility and lawn
- Beer Garden – Food and beverages offerings Thursday- Monday.
- Olympic style, zero entry lap swim pool
- 2 Bocce Ball Courts
- Pickleball Court
- Crystal River (swimmable and paddleboarding-owner supplied)
- Playground
- Basketball Court
- 1/4 Mile track
- Field for activities

ADDITIONAL OUTDOOR VENUES

- Bridgeside Park – pavilion, 4 picnic tables, power, fire pit
- Outpost- pavilion, 4 picnic tables, power, grill, fire pit, restrooms, showers, 4 camping pads, (tents provided)
- Nature Trails at Campsite – 2 1/2 miles of trails along main lake
- Nature boardwalks throughout the community.



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