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18 ANCHOR BAY COURT, BLUFFTON, SC 29910

List Price: **\$1,745,000** Residential
 List Type: **Exclusive Right - RESIDES AGREEMENT**
 Major Area: **Hampton Lake** Status: **Active**
 Minor Area: **Hampton Lake** Zoning:
 County: **Beaufort**
 Legal Address: **16 HAMPTON LAKE**
 Tax Key #: **12905735** Row:
 Tax Map #: **R614-037-000-0310-0000** # Lots: **1**
 Tax Rec Liv Area: **3,705** # Acres: **1/4 to 1/2 Acre**
 Apx Htd SqFt: **3,705** Apx Lot Size: **0.38**
 POA Fee: **Hampton Lake \$4898.65** Special Circum: **NA**
 POA 2 Fee:
 Add. Association Fees: **Construct Status: Not Applicable**
 Transfer Fee: **Flood Ins on Property?: No**
Hampton LK Yes-Comm. Enhanc. \$15K, or 3% if applicable, admin fee \$150, Hampton LK Cap. Fee \$875, Cap. Fee-\$500, 1/4% Enhancement Fee

Listing Origin:

ML# 454034

Public Remarks: Located on one of Hampton Lake's most sought-after streets, this custom Randy Jeffcoat home offers refined Lowcountry living. Thoughtful details include a chef's kitchen with large island, custom built-ins throughout, a beautiful dining room with bar area, private office, and spacious bonus room with kitchenette. Collapsible sliders open to a screened lanai with heated pool and spa, outdoor fireplace, and grilling area. Enjoy peaceful lake views with forest preserve in the distance, plus a private dock perfect for the full waterfront lifestyle. Hampton Lake is Bluffton's award-winning gated lakefront community. Boat/Golf Cart are negotiable.

Private & Confidential: EMD to be held by purchaser's attorney. All information is subject to verification by purchaser. Call Nickey or Lindy with questions. Nickey 843-247-0001 / Lindy 843-422-0003

How to Show: ShowingTime

Showing Instructions: ShowingTime.

General Information

Bedroom:	4	Full Baths:	4	Half Baths:	0	Type:	Full Size
Furnished:	No			Sleeps:			
Year Built:	2014	Year Remod:		Model Name:		Land:	
Location:		Own Land:	Yes	View:	Lake, Landscape	Property Faces:	SouthWest
Parking:	Garage - 3	Elevation:		Assess Bld Val:	\$1,017,300	Assess Land Val:	\$350,000
Finance:	Cash-AllCash, Conventional			Trades:	Not Applicable	Possession:	At Closing
Restrictions:	Community Covenants and Restricts Apply						
Not Included in Sale:	refrigerator located in garage, wine cooler in garage, outside grill, and TV in upstairs bonus room.						

Property Features

Appliances:	Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Oven, Refrigerator, Washer, Wine Cooler		
Interior Feat:	Book Shelves, Built-Ins, Ceiling Fan(s), Fireplace, Hot Tub/Spa, Many Closets, Smoke Alarm, Smooth Ceilings, Tray Ceiling, Wet Bar, Window Treatments		
Electronics/Media:			
Exterior Feat:	Enclosed Porch, Fenced Yard, FP - Outdoor, Gutters, Hurricane Protect, Paved Drive, Propane Tank - In Ground, Propane Tank - Leased, Screened Porch, Spa/Hot Tub		
Exterior Type:	Hard Coat Stucco		
Green Features:	Spray Foam Insulation		
Rooms:	Bonus Room, Dining Room, Eat-In Kitchen, Foyer Entrance, Garage, Kitchen, Laun/Util Rm, Living Room, Pantry, Screen Pat/Por		
Windows:	Unknown	Attic:	Attic - Insulated, Attic - Walk in
Primary Bdrm:	1st Floor	Pool:	Heated/Propane, Private
Amenities:	Basketball Court, Boat Landing, Boat Storage, Bocce Courts, Clubhouse, Community Pool, Dog Park, Fitness Center, Leisure Trails, Pavilion, Pickle Ball Court, Playground, Restaurant(s), Spa On-Site, Swimming Lake		
Golf:	No Golf	Golf Courses/# of Holes:	
Style:	1st Floor On Grade, Two Story	Floors:	Carpet, Tile, Wood
Water/Sewer:	City PSD	Roof:	Asphalt
		AC:	Central, Electric, Heat Pump
ADU:	No	Heat:	Central Heat, Electric Heat, Heat Pump
ADU Description:			

Brokerage Information

List Agent:	597007 - Nickey Maxey	CoList Agent:	358066 - Lindy Kopotic
SCRE #:	94992	REO #:	26185
Team Agent:	Nickey Maxey Team	SCRE #:	121288
Agent Phone:	843-247-0001	REO #:	26185
LA Email:	nickey@blackstreamint.com	Agent Email:	nickey@blackstreamint.com
LA Cell #:	843-247-0001	CoLA Email:	lindy@blackstreamint.com
List Broker:	869002 - Christine Brodsky	CoLA Cell #:	843-422-0003
Firm:	Maxey Blackstream Christie's International Real Estate (898) - 864-553-1998		
	5 Promenade St. 1302, Bluffton, SC 29910		
Upfront Concessions:	No	CoLA Fax:	
List Date:	06/10/2025	Expire Date:	06/10/2026

Owner Name: **Stephen Marbut and Andrea Friddell**
Lockbox YN: **Yes** Lock Box Type: **Master Lock Bluetooth**
Branded VT URL:

Ownership: **Individual**
Lockbox #:
Unbranded VT URL:

Friday, October 24, 2025 5:25 PM

Prepared By: Nickey Maxey

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* INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED *

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