

107 MYRTLE ISLAND ROAD

BLUFFTON, SC 29910

OVERVIEW

Set along the iconic May River, the home captures some of the most breathtaking sunrises you will ever experience. Morning light dances across the water, creating a serene, golden glow right from your own backyard. With expansive views of Bluffton's famous May River sandbar, every day feels like a postcard moment—perfect for coffee at dawn, entertaining at dusk, or simply soaking in the quiet luxury of nature.

MAIN RESIDENCE

- 5 Bedrooms, 4 Bathrooms
- One level on 1.5 acres water front living
- 2 Car Garage
- Completely remodeled interior 2024/2025
- Interior Design by Kelly Caron Designs
- Renovation by Bluffton Builders
- Entire home exterior painted 2024
- New trim, interior doors, and hardware
- New front and back doors

INTERIOR

- Open dining room with grasscloth wallpaper
- Spacious laundry room / mud room combo with built in desk area and drop zone
- New stackable washer and dryer with built in drying rack and sink
- 2 living rooms – both with waterfont views and gas fireplaces
- New engineered hardwood flooring throughout

BEDROOMS

- Primary Suite overlooking the water with sliding glass door leading to back porch
 - Dual sinks in bathroom with soaking tub + shower and designer wallpaper
 - Custom Closets
- 4 guest bedrooms – 2 are en-suites
 - additional primary bedroom with custom walk-in closet and zero entry shower
- All bathrooms renovated with new fixtures, lighting, and tile throughout in 2024

KITCHEN

- Shiplap ceilings and new lighting
- NEW GE Monogram appliances panel ready
- 6 burner gas range
- Oversized refrigerator & freezer
- 2 porcelain sinks
- Dishwasher
- Custom designer hood vent with bronze strapping
- Double Island perfect for entertaining – seats 4
- Large breakfast nook off kitchen over looking the water
- Scullery complete with refrigerator, dishwasher, GE oven, GE Profile advantium (microwave and oven combo)
- Bar – complete with custom cabinetry and stone countertops

EXTERIOR

- Fenced in backyard
- Spacious back patio with plenty of room for entertaining
- New exterior fans
- New exterior shutters
- New tongue and groove wood ceilings outside on front and back porch
- Rinnai gas hot water heater
- Garage renovated in 2022, climate control with epoxy flooring
- Ring camera system covering entire property
- Whole house generator value at \$25,000
- Whole home water booster for water pressure
- Entire crawl space in encapsulated with dehumidifier
- Salt water pool with spa
- 2 firepit locations
- Boat and trailer parking allowed