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107 MYRTLE ISLAND ROAD, BLUFFTON, SC 29910

Listing Origin:

List Price:	↓ \$3,950,000	Residential	ML# 501665
List Type:	Exclusive Right - RESIDES AGREEMENT		
Major Area:	Bluffton/General	Status:	Active
Minor Area:	Alljoy Rd	Zoning:	Residential
County:	Beaufort		
Legal Address:	22 MYRTLE ISLAND		
Tax Key #:	00508702	Row:	Over 12
Tax Map #:	R600 039 00C 0266 0000	# Lots:	1
Tax Rec Liv Area:	3,401	# Acres:	1 to 3 Acres
Apx Htd SqFt:	3,401	Apx Lot Size:	1.42
POA Fee:	Myrtle Island \$100	Special Circum:	NA
POA 2 Fee:		Construct Status:	Not Applicable
Add. Association Fees:		Flood Ins on Property?:	Yes
Transfer Fee:	No		

1 / 100

Recent Change: 01/17/2026 : DOWN : \$3,995,000->\$3,950,000

Public Remarks: A rare opportunity to own one of Bluffton's most extraordinary waterfront estates on Myrtle Island. Set on nearly 1.5 acres along the May River, this single-story home captures the essence of Lowcountry living with sweeping water views and stunning sunrises from the backyard. Fully renovated in 2024 by Bluffton Builders with interiors by Kelly Caron Design, every detail combines timeless craftsmanship with modern comfort. A circular drive framed by lush gardens leads to a porte cochere, an air-conditioned two-car garage, and ample guest or boat parking. Inside, the open floor plan features soaring ceilings, a grand living room with custom built-ins and gas fireplace, a formal dining area, and a cozy breakfast nook. The chef's kitchen is a showpiece - double islands, panel-ready appliances, custom hood with brass detailing, and a butler's pantry with second refrigerator, double ovens, and dishwasher drawer. A full bar with stone countertops and custom cabinetry makes entertaining effortless, complemented by a spacious family room with another gas fireplace. The primary suite overlooks the river and opens to the back porch, featuring dual vanities, soaking tub, walk-in shower, and custom closets. Step outside to a resort-style setting with pool, hot tub, multiple patios, and a fenced backyard perfect for oyster roasts or Lowcountry boils. Myrtle Island is golf cart distance to Old Town Bluffton and nearby boat landings - a true hidden gem offering privacy, charm, and a lifestyle like no other. Additional features include a whole house generator, spray foam insulation, encapsulated crawl space, water booster system, and tankless water heater.

Private & Confidential: Information is subject to buyer verification. EMD to be held with Purchaser's Attorney. Pool heater sold as-is or negotiable. Seller is a licensed SC realtor.

How to Show: **ShowingTime**

Showing Instructions: **please use showingtime and then call Nickey Maxey 843-247-0001**

General Information

Bedroom:	5	Full Baths:	4	Half Baths:	0	Type:	Full Size
Furnished:	No			Sleeps:			
Year Built:	1996	Year Remod:	2024	Model Name:	Other	Land:	
Location:	Riverfront	Own Land:	Yes	View:	Deep Water, Marsh	Property Faces:	West
Parking:	Carport - 2, Driveway, Garage - 2	Elevation:		Assess Bld Val:	\$615,600	Assess Land Val:	\$1,207,500
Finance:	Cash-AllCash, Conventional			Trades:	Not Applicable	Possession:	At Closing
Restrictions:	No Restrictions						
Not Included in Sale:							

Property Features

Appliances: Convection Oven, Dishwasher, Disposal, Double Ovens, Dryer, Ice Machine, Microwave, Outdoor Grill, Oven, Range - Gas, Refrigerator, Washer

Interior Feat: Book Shelves, Built-Ins, Carbon Monoxide Det., Ceiling Fan(s), Desk Workspace, Fire Extinguisher, Fireplace, FP Screened, Just Painted Out, Keyless Entry, Many Closets, Smart Thermostat, Smoke Alarm, Smooth Ceilings, Tankless Water Heater, Window Treatments

Electronics/Media:

Exterior Feat: Back Porch, Deck, Fenced Yard, Front Porch, Irri System, Just Painted, Patio, Propane Tank - Above Ground, Propane Tank - In Ground, Propane Tank - Leased, Screens, Storage Under, Tankless Water Heater

Exterior Type: Hard Coat Stucco

Green Features: Tankless Water Heater

Rooms: Den, Dining Area, Dining Room, Family Room, Garage, In-Law Suite, Kitchen, Laun/Util Rm, Living Room, Storage Room

Windows: Insulated, Tinted

Primary Bdrm: 1st Floor

Amenities: No Amenities

Golf: No Golf

Style: One Story

Water/Sewer: City PSD, Septic Tank, Well Water

ADU: No

ADU Description:

Brokerage Information

List Agent: **Nickey Maxey** CoList Agent:-

Team Agent: **SCRE #: 94992** REO #: **26185** SCRE #: REO #:
Agent Phone: **Nickey Maxey Team** Team Agent Phone: **843-247-0001**
LA Email: **843-247-0001** Agent Email: **nickey@blackstreamint.com**
LA Fax: **nickey@blackstreamint.com** CoLA Email:
List Broker: **Christine Brodsky** CoLA Cell #:
Firm: **Maxey Blackstream Christie's International Real Estate (898) - 864-553-1998** CoLA Fax:
5 Promenade St. 1302, Bluffton, SC 29910
Upfront Concessions: **No**
List Date: **09/25/2025** Expire Date: **03/31/2026**
Owner Name: **Maxey Nickey Maxey Cynthia** Ownership: **Individual**
Lockbox YN: Lock Box Type: Lockbox #:
Branded VT URL: Unbranded VT URL:
Property URL: **https://www.107myrtleisland.com/**

Wednesday, January 28, 2026 9:58 AM

Prepared By: Nickey Maxey

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* INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED *

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