

real estate

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Lowcountry Luxe

What the luxury housing market offers this spring, Page 6

A look at the latest lighting trends, Page 9



DUNES PROPERTIES/PROVIDED

The \$4.999 million listing at 29 Duany Road features the only two-story carriage house in the l'On neighborhood in Mount Pleasant.

Marsh views, porches and exposed brick

A tour of what the Lowcountry luxury market has to offer this spring

BY DAVID CARAVIELLO
Special to The Post and Courier

It's a slice of vintage Lowcountry, with huge windows letting in views of water and marshes, and a long dock that traverses the cordgrass before terminating at a covered pierhead on Nowell Creek. High ceilings in the five-bedroom home enhance the sense of openness, while an expansive screened porch and pool deck with a gazebo offer alluring possibilities for the long, warm Charleston afternoons to come.

The 5,564-square-foot home at 925 Fish Camp Road, located in The Retreat enclave of Daniel Island, stands as a shining example of what the Lowcountry's luxury real estate market has to offer this spring. Completed in 2025, the residence sits on a 0.8-acre lot, features more than 7,000 square feet of covered

outdoor living space, is loaded with stylish interior features, and comes with a \$10.625 million list price.



Anderson

windows, chef-level kitchen, and spa-caliber primary bath deliver what they want most — natural light and views, interior and exterior hubs for cooking and entertaining, and a private, hotel-worthy sanctuary that feels in-

“Out on the covered deepwater dock, it feels like you're floating in your own private slice of the Lowcountry,” said Chris Anderson, broker-in-charge at King & Society Real Estate, and the listing agent on the home.

“Buyers in this price point expect that same sense of retreat inside, so the large

dulgent enough to match the setting.”

Despite fluctuations in the housing market at large, the luxury sector in many ways continues to power the real estate industry in greater Charleston. Sales of detached single-family homes priced at \$1,000,001 and above increased 11.5 percent in 2025, a greater rise than any other price point, according to figures from the Charleston Trident Association of Realtors (CTAR). The momentum continued even into dreary January, when closings in the \$1 million-plus market were up 12.2 percent year-over-year, according to the most recent figures from CTAR.

“Charleston's luxury real estate market is in-



Turner

credibly strong right now,” said Leslie Turner, founder and broker-in-charge at Maison Real Estate. “In addition to the record-breaking sales in 2025, 2026 is off to a strong start with prices pushing higher for turnkey, fully renovated homes in good locations downtown. Luxury buyers demand pristine properties, and those homes that present well command top dollar. With the upcoming Four Seasons hotel and branded residences, the luxury game in Charleston has been elevated and is attracting more high-end buyers.”

Added John Porter, agent at The Exchange Company: “Charleston's luxury market remains strong. Demand for premier properties continues to be fueled by lifestyle buyers relocating from major markets, and while the pace has normalized from the pandemic surge, well-located, architecturally significant homes are still commanding strong prices.



KING AND SOCIETY/PROVIDED

The \$10.625 million listing at 925 Fish Camp Road on Daniel Island encompasses five bedrooms and 5,564 square feet.



Porter

In ways, the market has simply matured and buyers are more discerning, but Charleston's long-term appeal has never been greater."

That's evident in some of the closings Charleston has seen already in 2026: \$8.75 million at One Vendue Range, \$7.35 million for a

residence on Beaufain Street, \$7.25 million for a Society Street listing that went under contract in seven days. A home on East Bay St. dating to 1785 sold for \$8.4 million in January. Even Summerville is getting in on the game — the former Elizabeth Arden House closed in February for \$2.649 million, setting a new record for the Dorchester County residential market.

"The luxury market in Charleston remains very active, driven in part by easing interest rates and the arrival of the spring selling season," said Laurie Minges, an agent at Dunes Properties. "Historically, spring is the most active time of year for the greater Charleston market. Currently, many highly desirable, move-in-ready homes are available, giving buyers strong options at this price point. Homes in prime locations, including on waterfront and in historic districts, are particularly sought-after."

While prospective buyers at lower price points may feel reluctant to enter the market due to the extremely low interest rates they secured in 2020 and 2021, cash buyers in the luxury sector "tend to be more insulated," Minges added. "Buyers at this level often maintain substantial liquidity, allowing



Minges

them to make purchasing decisions with greater flexibility and less dependence on financing conditions. Properties in desirable areas, especially Charleston's established luxury neighborhoods, have historically held value well."

Luxury buyers seeking homes in the greater

Charleston area this spring have a number of enviable properties to choose from, residences that run the gamut from historic downtown dwellings to windswept deepwater escapes.

Let's take a tour of four luxury properties currently on the market in the Lowcountry, beginning back at that idyllic waterfront new build on Daniel Island.

925 Fish Camp Road

Completed in December of 2025, the \$10.625 million home at 925 Fish Camp Road takes full advantage of its deepwater surroundings. Large windows offering views of the creek can be found in the primary bedroom suite as well as the kitchen, the latter of which also features a scullery, high-end appliances including an eight-burner cooktop, ample storage and a large island swathed in a waterfall countertop.

The property comes with a full golf membership to Daniel Island Club, while the interior crafted by Riverside Designers combines timeless Lowcountry elegance with modern comforts. The in-ground pool is complemented by a hot tub, the poolside gazebo offers ample space for entertaining, and the whole package is engineered to maximize Lowcountry living.



Walls of large windows let in panoramic views of water and marshes at 925 Fish Camp Road.

KING AND SOCIETY/PROVIDED



DUNES PROPERTIES/PROVIDED

Recently refinished hardwood floors and high-end details characterize the interior of the \$4.999 million listing at 29 Duany Road in Mount Pleasant.

The residence at 925 Fish Camp Road "is a rare offering that includes a full golf membership at the Daniel Island Club, without the typical seven-year waitlist, and coveted deep-water private dock access, delivering an unmatched Lowcountry lifestyle in one address," Anderson said.

Strong relocation and second-home demand have tightened the market for high-end homes in Charleston's luxury sector, Anderson added, with buyers "prioritizing lifestyle amenities, outdoor space, and turnkey quality," he said. The Retreat is also the final area of Daniel Island to be developed, heightening the level of exclusivity for a waterfront property like 925 Fish Camp Road.

29 Duany Road

In so many minds, it fits the image of an archetypal Southern home: two levels of wide, deep porches accented by dark window shutters, ceiling fans and haint blue ceilings, offset by wrought-iron railings and columns on three sides. And that's just the beginning at 29 Duany Road, a \$4.999 million listing located in the I'On neighborhood of Mount Pleasant.

"The double wraparound porches truly define this home," said Minges, who is listing the property for Dunes Properties. "Sitting out

there, you're surrounded by peaceful marsh views overlooking Hobcaw Creek and the I'On Marsh Trail, with the soft coastal breeze and incredible natural light that make the Lowcountry so special. Duany Road is tucked quietly toward the back of I'On, so it feels private and serene. Features like this absolutely sway buyers seeking the Lowcountry lifestyle."

It's easy to see why, imagining morning on the porch with coffee and evenings with a cocktail. But there's far more to this five-bedroom, 5,401-square-foot home built in 2010, which also features a formal dining room, a large family room with a fireplace and built-in bookshelves, a yard with a pool, pool house and putting green, and a primary suite with an expansive en-suite bath.

"From the welcoming front porches to the screened porch overlooking the backyard, to the pool house and beautifully private yard, every exterior space feels intentional and secluded," Minges said. "In both I'On and the greater Charleston area, that level of layered outdoor privacy is rare. It offers both elegance for entertaining and a peaceful escape for everyday life."

The home at 29 Duany Road features an exterior of painted brick, and an interior with hardwood floors that have recently been sanded and refinished. The property also includes a 1,100-square-foot, two-story carriage house with two bedrooms, a living room and kitchen, washer and dryer, and deck overlooking the pool.

"It is the only two-story carriage house in I'On, offering incredibly flexible space," Minges said. "It functions beautifully as private guest quarters, a multigenerational living space, or an elevated remote workspace. It allows friends and family to stay comfortably while maintaining privacy — something today's luxury buyers deeply value."

50 Anson Street

In some ways, the history of the home at 50 Anson St. in downtown Charleston mirrors that of the city itself. The structure traces its

roots back to the 1700s, it endured the great fire of 1838, and served at various times as a bakery and a cigar shop. It was substantially rebuilt around 1845, reconfigured as a single residence around 1970, and today stands as a landmark of residential preservation that intertwines Charleston's past and present.

Today, 50 Anson St. is a 2,033-square-foot architectural showpiece awash in original details and historic elements. "There is a special sense of time and history apparent the moment you walk in the door at 50 Anson St., which is sophisticated and chic with the authentic historic details," said Turner, of Maison, who is listing the property for \$3.3 million. "The exposed brick walls, original wood beams at the ceiling, and original fireplaces exude authentic historic charm."

Originally constructed as two separate but attached dwellings with commercial storefronts, the home features antique door hardware, including the large iron and brass lock on the front door, as well as hardwood floors and period-style 9-over-9 and 12-over-12 windows on the front exterior. A double living room salon and white-paneled sitting room are both bathed in natural light by the afternoon sun. The home's most striking feature, a glass enclosed stair tower, was added in the 1970 renovation.

"The architectural details create such a special, authentic vibe," Turner said. That's particularly the case given the copious amounts of exposed brick, which "truly warms the space and provides a lovely texture for an elevated interior," she added. "The brick is painted a crisp white in the bedrooms, creating a clean, modern finish."

The kitchen at 50 Anson features custom wood cabinetry and generous storage, set against a brick backdrop that nods to the home's historic roots. An antique mirrored backsplash reflects light into the room, while the kitchen opens directly onto a private walled terrace paved with Himalayan Yorkstone and featuring a contemporary water feature as a focal point. The stair tower opens to an upstairs den spanning the width of the house, featuring a fireplace, built-in bookcases, and windows overlooking the courtyard.

"It is rare to find a property so rich in character, architectural detail, and historic significance as 50 Anson," Turner said. "This property is an elegant, sophisticated home that epitomizes chic Charleston style, and is nearly impossible to replicate. The private walled courtyard, prime location, and modern touches make this one extremely special."

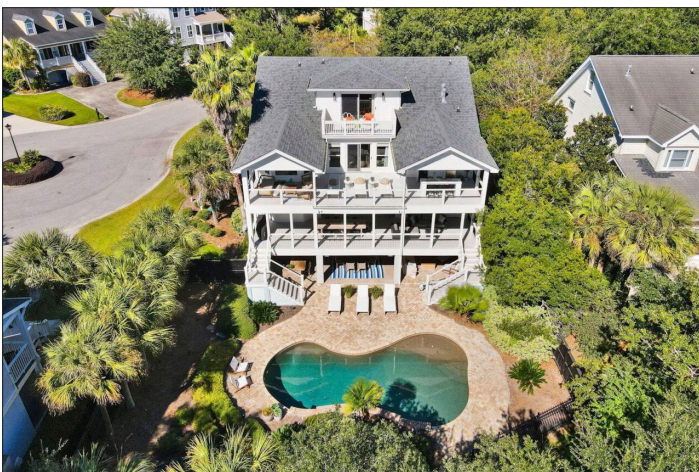
1635 Bull Creek Lane

It encompasses eight bedrooms and more than 5,700 square feet, and features four levels of decks and patios looking out on Bull Creek and the Ashley River beyond. Tucked away in a corner of West Ashley, the home at 1635 Bull



NICK CANN PHOTOGRAPHY/MAISON/PROVIDED

Originally two separate but attached dwellings with commercial storefronts, the \$3.3 million listing at 50 Anson St. is a property rich in character, architectural detail and historic significance.



THE EXCHANGE COMPANY/PROVIDED

Listed for \$2.69 million, the home at 1635 Bull Creek Lane in West Ashley features four levels of decks and patios, a pool, and a deepwater dock.

Creek Lane is designed for outdoor living — there's a saltwater pool with a wet bar, a fire table that can accommodate 12 people, a Traeger grill and a Big Green Egg, a Sonos audio system and a deepwater dock with a boat lift.

"The lifestyle here is centered on gathering and enjoying the setting," said Porter, of The Exchange Company, who is listing the home for \$2.69 million. "Buyers aren't just looking for square footage, they're looking for a property that makes entertaining effortless — whether that's hosting friends by the pool, watching a game in the home theatre, or heading out on the boat straight from the dock. Amenities like a wet bar, whole-home audio, and outdoor living spaces help turn a house into a true retreat."

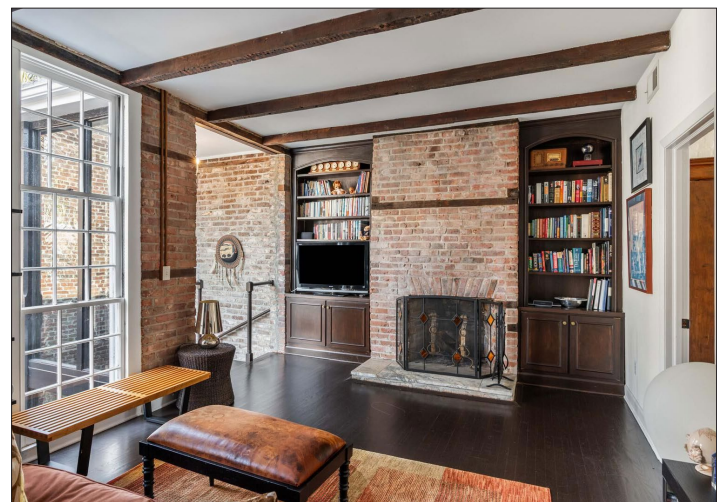
Built in 2007, the home was reimaged in 2022 and 2024 to include designer finishes, voice-controlled lighting, Google Home climate zones, a facial recognition entry system

and app-controlled pool, landscape and security systems. The home features an elevator, wood and brick accents, a butler's pantry, second full kitchen, and a stunning primary suite with a wood ceiling, accent wall, fireplace and access to a private deck with a wet bar.

"At this price point, buyers expect the primary suite to function as a true private retreat within the home," Porter said. "Details like a statement accent wall, custom ceiling treatments, and a spa-caliber shower elevate the space beyond a typical bedroom and create the kind of sanctuary people want to come home to. In a home like 1635 Bull Creek Lane, those design choices reinforce the overall experience of comfort, luxury and thoughtful craftsmanship that today's high end buyers are looking for."

And then there are the palmetto trees and marsh grass, right outside each window.

Whether it's the poolside gazebo at 925 Fish



NICK CANN PHOTOGRAPHY/MAISON/PROVIDED

The stair tower of the \$3.3 million listing at 50 Anson St. culminates in an upper-level den featuring a fireplace and built-in bookcases.



THE EXCHANGE COMPANY/PROVIDED

With a dock and deepwater access, the property at 1635 Bull Creek Lane captures the full Lowcountry lifestyle.

Camp Road, the double wraparound porch at 29 Duany Road, the exposed brick and downtown location of 50 Anson St. or the quintessential Lowcountry views of 1635 Bull Creek Lane, the best Lowcountry luxury listings feature those only-in-Charleston elements that make the region such a sought-after place to live.

"It's unusual to find a home that combines this scale, a recent top-to-bottom renovation, and deepwater access with a private dock all in one package," Porter said. "Deepwater homes are limited by geography to begin with, and when you add in nearly 5,800 square feet of living space and extensive upgrades, the inventory becomes even tighter. It's the kind of property that captures the full Lowcountry lifestyle, like boating from your backyard, mature oaks and marsh views. When homes like this come to market, they tend to stand out immediately."