

10 NEIMAN DRIVE

OKATIE, SC 29909

Built in Summer 2024 and thoughtfully upgraded throughout, this exceptional Continental model in gated Malind Bluff offers rare dual lagoon views, stunning sunsets from the front porch, and peaceful sunrises from the screened rear porch. Designed for multigenerational living, the modified floor plan includes a versatile flex room currently used as a 6th bedroom and a rare second main-level bathroom not found in standard models. The chef's kitchen features quartz countertops, soft-close cabinetry, gas cooking, premium appliances, a butler's pantry, and oversized island. Upstairs offers a spacious loft, oversized primary suite with dual walk-in closets, Jack-and-Jill bedrooms, and a private ensuite guest room. Additional upgrades include coastal-inspired flooring, custom built-ins, enhanced lighting, fenced yard, smart exterior lighting, irrigation system, tankless water heater, and upgraded fixtures. Residents enjoy a resort-style pool, pickleball courts, playground, creekfront park, and community dock on the Okatie River.

RESIDENCE

- Continental floor plan
- 3,182 SQ FT
- .145 Acres
- 6 Bedrooms
- 5 Bathrooms
- 2 Car garage
- Year Built 2024
- Rare dual lagoon views
- Ideal multi-generational layout
- Dual-level bedroom configuration
- 2 BR on first floor + 4 BR upstairs
- Tray ceiling in primary suite
- Rare expanded primary suite
- Private primay office/flex space
- Expansive second-floor loft
- 4-foot great room extension
- Tankless hot water heater
- Rear gas hook-up for grill/kitchen
- Butler's pantry
- Quiet street near amenities
- Assignable VA financing opportunity

UPGRADES SINCE PURCHASE

- Private fenced backyard
- Dual premium refrigerators available
- Washer/Dryer convey
- Custom built-in foyer bench
- Converted flex room / 6th bedroom
- Tray ceiling in flex bedroom with decorative transom window
- Permanent Smart Govee exterior can lighting and color changing lightbulbs
- Added powder room (5 baths total)
- Brand new flooring throughout the first floor
- Designer cabinet hardware
- Custom closet system in one bedroom
- Enhanced landscaping - 6 sabal palms
- Upgraded designer wall treatments
- Custom mudroom storage system
- Expanded pantry organization
- Custom garage storage solutions
- Upgraded Acrylic curtain hardware
- New light fixtures and fans in every room
 - Remote-controlled ceiling fans
 - Oversized 72 inch fan in primary suite
 - Oversized 72 inch fan in great room
- Professional drainage improvements - French drain on right side of house if looking from street
- Secondary lagoon access gate

COMMUNITY FEATURES

- HOA-included high-speed internet and cable
- Private gated community
- Community dock on Okatie River
- Convenient school access
- Resort-inspired swimming pool
- Community pickleball courts
- Recreation/playground area

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