

## Cross Property Agent Full



### 43 POINT WEST DRIVE, BLUFFTON, SC 29910

List Price:	<b>\$925,000</b>	<b>Residential</b>	Listing Origin:	<b>ML# 510215</b>
List Type:	<b>Exclusive Right - Resides Agreement</b>		Status:	<b>Delayed</b>
Major Area:	<b>Bluffton/General</b>	Zoning:	<b>Residential</b>	
Minor Area:	<b>The Crescent</b>	County:	<b>Beaufort</b>	
Legal Address:	<b>334 THE CRESCENT</b>			
Tax Key #:	<b>10442249</b>	Row:	<b>1</b>	
Tax Map #:	<b>R600 031 000 0813 0000</b>	# Lots:	<b>1</b>	
Tax Rec Liv Area:	<b>2,388</b>	# Acres:	<b>Less than 1/4 Acres</b>	
Apx Htd SqFt:	<b>2,388</b>	Apx Lot Size:	<b>.246</b>	
POA Fee:	<b>The Crescent \$2972</b>	Special Circum:	<b>NA</b>	
POA 2 Fee:		Construct Status:	<b>Not Applicable</b>	
Add. Association Fees:		Flood Ins on Property?:	<b>No</b>	
Transfer Fee:	<b>The Crescent Yes- 1/2 of 1% of Sales price, \$400 Admin. fee</b>			

**Public Remarks:**

**Completely reimaged in 2025, this beautifully renovated home in The Crescent offers the perfect blend of Lowcountry charm and modern luxury. Thoughtfully designed for highly desirable single-level living, this 3-bedroom, 2.5-bath residence also features a private office/flex space and exceptional upgrades throughout. A welcoming brick front porch leads into a stunning interior showcasing marble foyer flooring, engineered hardwoods throughout, custom wood ceiling beams, plantation shutters, and designer lighting. The spacious living room is anchored by a custom tabby shell electric fireplace with brick accents and a handcrafted wood mantel, creating a warm and sophisticated gathering space. The chef's kitchen was designed for both everyday living and entertaining, featuring ceiling-height cabinetry, quartz countertops, stainless steel appliances, an island with seating, beautiful tile backsplash, mini refrigerator, breakfast nook, and abundant storage. Adjacent dining space is highlighted by a striking oyster shell chandelier. The private office features glass French doors and custom built-in cabinetry, offering exceptional versatility as a home office, den, playroom, media room, or additional flex space to suit your lifestyle. The luxurious primary suite serves as a private retreat, featuring coffered ceilings accented with wood detailing, a custom walk-in closet, and a beautifully appointed spa-inspired bath with a freestanding soaking tub, walk-in tiled shower, expansive dual-sink vanity, and private water closet. Additional features include a renovated laundry room with cabinetry, sink, quartz countertops, and new stackable washer and dryer. The two-car garage offers epoxy floors, custom storage systems, LED lighting, EV charging outlet, and numerous organizational upgrades. Outdoor living is equally impressive with a screened porch, patio, enhanced landscaping, irrigation upgrades, and a newly sodded backyard surrounded by a peaceful wooded setting. Fresh interior and exterior paint, upgraded lighting, smart home features, and extensive improvements throughout make this truly move-in ready. Located within The Crescent, one of Bluffton's most desirable golf communities, residents enjoy a championship golf course, clubhouse, swimming pool, tennis, pickleball, and a convenient location between Hilton Head Island and Old Town Bluffton.**

**Private & Confidential:** EMD to be held by purchaser's attorney. All information is subject to verification by the purchaser. Info on crescent is located on their website <https://thecrescent.us/>. Upgrades since purchase are in the docs.

**How to Show:** ShowingTime

**Showing Instructions:** Showing Time please call Lindy Kopotic 843-422-0003

General Information					
Bedroom:	<b>3</b>	Full Baths:	<b>2</b>	Half Baths:	<b>1</b>
Furnished:	<b>No</b>			Sleeps:	
Year Built:	<b>2002</b>	Year Remod:		Model Name:	<b>Other</b>
Location:		Own Land:	<b>Yes</b>	View:	<b>Landscape, Wooded</b>
Parking:	<b>Driveway, Garage - 2</b>	Elevation:		Assess Bld Val:	<b>\$480,000</b>
Finance:	<b>Cash-AllCash, Conventional, VetAdmin</b>	Trades:	<b>Not Applicable</b>	Assess Land Val:	<b>\$80,000</b>
Restrictions:	<b>Community Covs and Restricts Apply</b>	Possession:	<b>At Closing</b>		
Not Included in Sale:					

Property Features	
Appliances:	<b>Dishwasher, Disposal, Dryer, Microwave, Oven, Oven Self-Cleaning, Range, Refrigerator, Washer, Wine Cooler</b>
Interior Feat:	<b>Built-Ins, Ceiling Fan(s), Fireplace, Just Painted In, Many Closets, Separate Shower, Smart Thermostat, Smoke Alarm, Smooth Ceilings, Tray Ceiling</b>
Electronics/Media:	
Exterior Feat:	<b>Back Porch, Front Porch, Gutters, Irri System, Patio, Paved Drive, Screened Porch</b>
Exterior Type:	<b>Hard Coat Stucco</b>
Rooms:	<b>Den, Eat-In Kitchen, Foyer Entrance, Garage, Laun/Util Rm, Library/Office, Living Room, Pantry, Screen Pat/Por</b>
Windows:	<b>Unknown</b>
Primary Bdrm:	<b>1st Floor</b>
Amenities:	<b>Club Membership Optional, Clubhouse, Community Pool, Golf Privileges, Pavilion, Pickle Ball Court, Sec Gate/Guard, Tennis</b>
Golf:	<b>Public</b>
Style:	<b>1st Floor On Grade, One Story</b>
Water/Sewer:	<b>City PSD</b>
ADU:	<b>No</b>
ADU Description:	

Brokerage Information			
List Agent:	<b>Nickey Maxey Team</b>	CoList Agent:	<b>358066 - Lindy Kopotic</b>
Team Agent:	<b>SCRE #: None on</b>	REO #:	<b>26185</b>
Agent Phone:	<b>843-247-0001</b>	Team Agent Phone:	<b>843-247-0001</b>
LA Email:	<b>nickey@blackstreamint.com</b>	Agent Email:	<b>nickey@blackstreamint.com</b>
LA Fax:		CoLA Email:	<b>lindy@blackstreamint.com</b>
List Broker:	<b>Christine Brodsky</b>	CoLA Cell #:	<b>843-422-0003</b>
Firm:	<b>Maxey Blackstream Christie's International Real Estate (898) - 864-553-1998</b>	Available to Show in Listing Delay:	<b>Yes</b>
Upfront Concessions:	<b>No</b>	CoLA Fax:	
List Date:	<b>06/07/2026</b>	Expire Date:	<b>12/31/2026</b>
Owner Name:	<b>Hocker Bradley C Hocker Sharon M</b>	Ownership:	<b>Joint Tenant</b>
Lockbox YN:	<b>Yes</b>	Lockbox #:	<b>A3AAJP</b>
Branded VT URL:		Unbranded VT URL:	
Property URL:			

Thursday, June 11, 2026 2:57 PM

Prepared By: Nickey Maxey Team

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\* INFORMATION IS BELIEVED ACCURATE BUT IS NOT WARRANTED \*