24-ACRE DEEPWATER WATER PRESERVE

HEAVEN ON EARTH

*A truly extraordinary waterfront sanctuary, this **24-acre deepwater water preserve** is surrounded by protected wildlife conservation land, offering unmatched privacy, breathtaking natural beauty, and world-class amenities. Majestic live oak groves frame the property, creating a setting that embodies the very best of Lowcountry living.*

Designed by **Cobb Architects** and custom built by **The Hartman Group**, the to be completed 2027 residence showcases timeless coastal architecture, soaring cathedral ceilings, and expansive walls of glass that capture panoramic water views from nearly every room.

MAIN RESIDENCE

- New construction to be completed in 2027
- Single-level luxury design with soaring cathedral ceilings
- Three spacious waterfront guest suites, each with private en suite baths
- Separate primary suite wing offering exceptional privacy
- Oversized custom closets and spa-inspired bath with steam room
- Award-winning chef's kitchen featuring premium appliances
- Three-car garage with room for a private 1,000-square-foot apartment above

WATERFRONT & MARINE AMENITIES

Designed for serious boaters and yacht owners, the property's marine infrastructure is second to none.

- Approximately 400-foot pier constructed with sustainable WearDeck decking and IPE hardwood
- 16,000-pound hydraulic boat lift
- Dual 50-amp shore power connections
- Infrastructure to accommodate a private yacht
- Consistent 12+ feet of water at low tide
- Immediate access to Charleston's premier waterways, offshore fishing, and cruising destinations

LUXURY BARNDOMINIUM

More than a traditional outbuilding, the estate's luxury barndominium has been thoughtfully designed as a premier recreation, fitness, entertaining, and guest retreat.

A separate luxury barndominium provides the ultimate retreat for guests, recreation, and entertaining. Features include:

- Commercial-quality fitness center
- Private man cave and entertainment lounge
- Polished concrete floors
- Climate-controlled workspace ideal for luxury automobile, motorcycle, and motorsport enthusiasts
- Control4 home automation network
- Starlink Satellite internet
- Hot Springs Spa with breathtaking views
- Striking double-sided fireplace

CHEF'S KITCHEN

- Custom Robert Paige rough-sawn oak cabinetry
- Solid brass cabinet hardware
- Sub-Zero refrigerator
- 48-inch LP Wolf range with griddle
- Professionally installed honed quartzite countertops with waterfall edge
- Miele built-in coffee system
- Cove dishwasher
- Chef-grade Galley sink
- Dual Brizo sink fixtures with instant hot water faucet
- Brushed brass pot filler
- Integrated Control4 smart home technology
- Premium surround sound system

CLIMATE CONTROL

Dual high-efficiency Trane HVAC systems:

- 5-ton heat pump with matching air handler and 10 kW heat strips
- 3-ton heat pump with matching air handler and 8 kW heat strips

DESIGNER GUEST BATH

- Custom concrete countertop
- Floating Robert Paige vanity
- Dual Brizo shower heads
- Restoration Hardware mirror and sconces

RESORT-STYLE OUTDOOR LIVING

Thoughtfully designed for entertaining and relaxation, the estate features:

- Resort-style pool with sunken lounge and bar grille
- Expansive outdoor gathering spaces overlooking the water
- Live oak groves throughout the property
- Unparalleled sunsets and panoramic waterfront vistas
- Seamless indoor-outdoor living designed for entertaining

SUSTAINABILITY & SELF-SUFFICIENCY

Engineered for resilience, efficiency, and long-term sustainability.

- Extensive solar energy system
- Five Tesla Powerwall battery backup units
- Estate-wide Generac generator
- Reverse osmosis water purification system with 750-gallon storage capacity
- Solar-powered gated Corten steel entrance
- Sustainable building materials

SPORTING & AGRICULTURAL AMENITIES

Beyond luxury living, the estate offers the rare opportunity to embrace a self sustaining Lowcountry lifestyle.

- Luxury livestock barn with two stalls
- Custom chicken coop
- 2,400-square-foot agricultural building by Morton Buildings
- Ideal for horses, goats, chickens, cows, and hobby farming
- Opportunity to raise and source your own clean, sustainable food

LIFESTYLE & RECREATION

Featuring a commercial-quality fitness center, entertainment lounge, climate-controlled collector vehicle space, and a chef-inspired kitchen finished with premium materials and appliances, the barndominium offers an exceptional extension of the main residence, ideal for entertaining guests, hosting events, or pursuing recreational passions in complete comfort.

A ONCE-IN-A-GENERATION LEGACY PROPERTY

Combining deepwater access, architectural excellence, resort-style amenities, energy independence, agricultural capability, and complete privacy, this remarkable estate represents one of the most unique waterfront offerings in the Southeast.

ARCHITECT: COBB ARCHITECTS • **BUILDER:** HARTMAN GROUP • **COMPLETION:** 2026

"Heaven on Earth. Where deepwater yachting, luxury sporting estate living, and conservation stewardship converge."