

Daniel Ravenel | Sotheby's INTERNATIONAL REALTY

3223 WAVERLY LANE, JOHNS ISLAND

LIST OF FEATURES

Thank you for your interest in this beautifully maintained residence in Kiawah River Estates. Our sellers have thoughtfully provided details about the home's features to share their insights with potential buyers. We've compiled everything they gave us into the following list for your convenience.

Presented by Mary Catherine Masi

LIST OF FEATURES

3223 WAVERLY LANE, JOHNS ISLAND

5 BEDS | 4.5 BATHS | 3,931 SQ FT

Daniel Ravenel

Sotheby's INTERNATIONAL REALTY

PROPERTY HIGHLIGHTS

- Approximately 3,900 square feet of living space
- Four bedrooms | Four full baths | One half bath
- Built in 2024 by Grantham Homes
- Beautifully maintained, move-in-ready residence
- Two-story floor plan with main-level primary suite
- Positioned along the 16th hole of Oak Point Golf Course
- Mature trees and established landscaping provide natural privacy
- Golf course views thoughtfully framed by the surrounding landscape
- Interiors furnished by Charleston-based Celadon
- Curated furnishings available for separate purchase

ARCHITECTURE & INTERIOR DESIGN

- Crisp, bright contemporary aesthetic with a warm, inviting character
- Thoughtful design choices and a restrained, cohesive interior presentation
- Natural wood flooring and warm wood accents
- High ceilings and generous gathering spaces
- Architectural millwork and refined trim detailing
- Beautiful wood staircase with contrasting white balusters
- Statement dining room light fixture
- Separate formal dining room
- Gas fireplace in the family room
- Flexible spaces for an office, media room, or additional sitting area

KITCHEN & LIVING

- Generously proportioned kitchen island
- Gas cooktop and built-in gas oven
- Built-in kitchen appliances
- Dedicated pantry
- Open, connected gathering spaces
- Separate dining room for more formal entertaining
- Comfortable family room with gas fireplace

BEDROOMS & ACCOMODATIONS

- Main-level primary bedroom
- Primary bath with separate garden tub and shower
- Generous closet accommodations, including walk-in closets
- Three additional bedrooms
- Four full bathrooms and one powder room
- Upstairs loft and flexible bonus spaces

OUTDOOR LIVING & PROPERTY

- Golf course frontage along Oak Point's 16th hole
- Mature trees offering a sense of privacy without completely obscuring course views
- Screened porch for outdoor relaxation
- Additional deck and balcony
- Landscaped 0.32-acre homesite
- Lawn irrigation system
- Two-car garage

COMMUNITY & LIFESTYLE

- Located within gated Kiawah River Estates
- Oak Point Golf Course setting
- Community dock facilities listed among neighborhood amenities
- Convenient to Kiawah Island's beaches, dining, and recreation
- Opportunity to pursue Kiawah Island Governor's Club membership, subject to eligibility and membership requirements
- Established residential neighborhood with mature landscaping

Data provided directly from sellers and prior owners to the best of their knowledge. All information deemed accurate and verified wherever possible. Buyer and buyers agents are responsible for confirming all data included here and any information deemed important.