




Carraway
MANOR

A large, two-story brick manor house with a fountain in the foreground and a driveway leading to a garage. The house features a prominent portico with white columns and a central arched entrance. The roof has three dormer windows. The foreground shows a paved driveway with a brick border and a large, ornate fountain. The background is filled with lush green trees and a blue sky with white clouds.

UNPARALLELED IN PRIVACY, CRAFTSMANSHIP, AND GRAND DESIGN

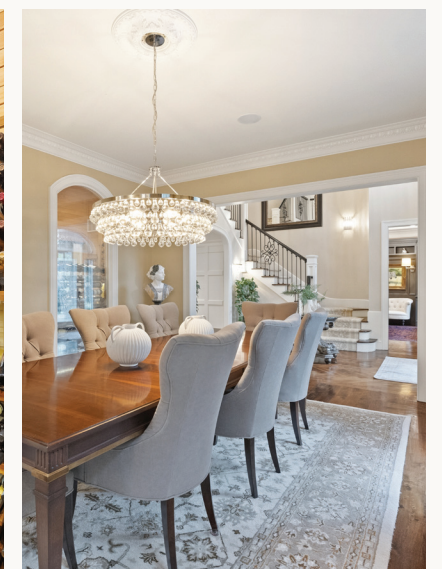
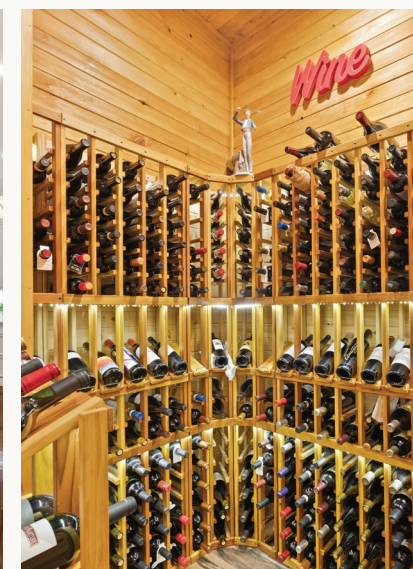
Unparalleled in privacy, craftsmanship, and grand design, Carraway Manor's standard of refinement sets a new precedent for luxury in the Lowcountry. One of the largest and most private estates in Bluffton's gated Colleton River community, this beautifully reimagined Georgian manor commands more than 2.5 acres, complete with a fish-stocked pond, a carriage house, and a new automobile gallery. Meticulously designed for modern leisure, Carraway Manor's suite of amenities exceeds every expectation and aspiration.



THE MAIN RESIDENCE

Thoughtfully redesigned and updated, Carraway Manor's main residence spans 7,178 square feet across three floors, with four bedrooms and five and a half bathrooms. Inside, 10-12 foot ceilings, solid walnut herringbone floors, bespoke millwork, arched doorways, and coffered details strike a consistent tone of sophistication.

Upon entry, a front music room welcomes guests, while a dramatic glass-enclosed wine display anchors the nearby dining room. The chef's kitchen features a single-slab granite island, polished nickel fixtures, and a professional suite of Sub-Zero, Viking, and Miele appliances, plus an adjacent scullery, butler's pantry, and walk-in wine storage. A three-stop elevator connects all floors in the main home with ease.





THE MAIN RESIDENCE

The oversized primary suite frames lush, serene property views and boasts generous dual bedroom quarters, each complete with its own spa-inspired bath, couture-caliber closet, plus a shared lounge area with coffee station.

Flexible spaces throughout include a bunkroom, playroom, home office, and an expansive third-floor studio — ideal as a gym, art space, or at-home wellness retreat. Additional main home amenities include a mudroom with a dedicated pet spa and dual laundry rooms.





Outside, Carraway Manor unfolds into something that feels less like a backyard and more like a destination.

A picture-perfect (and highly functional) setting for year-round living and multigenerational entertaining. A covered patio with multiple seating areas, a fire pit, and a full outdoor kitchen and bar open onto mature citrus and olive groves, a serene fish-stocked pond, and sweeping open lawn — a setting that invites long afternoons, slow evenings, and the kind of entertaining that people talk about long after they've gone home.

THE CARRIAGE HOUSE

For the collector, Carraway Manor's crown jewel is the almost 5,000-square-foot climate-controlled carriage house. This new, purpose-built space accommodates up to 12 vehicles with lift capability, plus a full bar, and an apartment above, complete with a full kitchen, living area, and bedroom. An additional four-car garage completes the compound.





COLLETON RIVER

Residents of Carraway Manor can enjoy Colleton River's many community amenities, including championship Pete Dye and Jack Nicklaus Signature courses, a newly built state-of-the-art Sports & Wellness Complex, a Junior Olympic swimming pool, new Tennis Center, three bocce courts, and eight newly constructed cushioned pickleball courts, two renovated Clubhouses, and 24/7 gated security.

Carraway Manor is located less than 20 minutes from Hilton Head and Old Town Bluffton (and a short boat ride to the Intracoastal and Atlantic beyond from the community's deepwater slips).



Equal parts private retreat,
entertainer's dream, and collector's
paradise, Carraway Manor
embraces and celebrates the best of
contemporary Lowcountry living.

ARCHITECTURAL & LOCATION HIGHLIGHTS

One of the Largest & Most Private Estates in Colleton River Club,
the Lowcountry's Premier Golf and Waterfront Community

10-12-Foot Ceilings, Solid Walnut Herringbone Floors
& Bespoke Millwork

Glass-Enclosed Wine Display & Walk-In Wine Storage

Chef's Kitchen with Sub-Zero, Viking & Miele Appliances,
Scullery & Butler's Pantry

Imported Italian Marble Fireplace

Dual Oversized Primary Suites with Spa-Inspired Baths
& Couture-Caliber Closets

Three-Stop Elevator Connecting All Floors

Third-Floor Ballroom, Ideal for a Private Wellness Retreat
or Art Studio

Mudroom with Pet Spa

Full Outdoor Kitchen, Fire Pit & Covered Entertaining Patio

ARCHITECTURAL & LOCATION HIGHLIGHTS

Fish-Stocked Pond, Mature Citrus & Olive
Groves, and Expansive Lawn

Approximately 5,000 SF Climate-Controlled
Carriage House Featuring a Full Bar
& Automobile Gallery for Up to
12 Vehicles with Lift Capability

Private 1 BR/1 BA Apartment with
Full Kitchen, Dining & Living Areas
Above the Automobile Gallery

Tankless Hot Water Heaters,
Generator & Newer HVAC Systems

Championship Pete Dye & Jack Nicklaus
Signature Golf Within the Community

Less Than 20 Minutes to Hilton Head
and Old Town Bluffton, 45 Minutes to
Savannah, and 2 Hours to Charleston

24/7 Gated Security





A GEORGIAN MANOR WITH THE SOUL
OF A SANCTUARY AND THE INFRASTRUCTURE
OF A COLLECTOR'S DREAM.
CARRAWAY MANOR IS THE LOWCOUNTRY
AT ITS MOST EXCEPTIONAL.



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