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Private Island

For Sale
Call for Pricing



Hammock Island

Beaufort County, SC

Hammock Island

Hammock Island



LAND ATTRIBUTES

- Previously part of the historic Chisholm Plantation
- Legally deeded +/- 524.5 acres
(+/- 12.8 acres of high ground, +/- 511.7 acres of wetlands)
- Overlooks the Intercoastal Waterway and the Coosaw River
- Located just minutes from a public boat landing outside Beaufort, SC
- Dock access via a tidal creek off Coosaw River
- Tremendous wildlife opportunities including great blue herons, pelicans, wood storks, egrets, dolphin, osprey, otter, mink, deer, raccoons, etc.

House

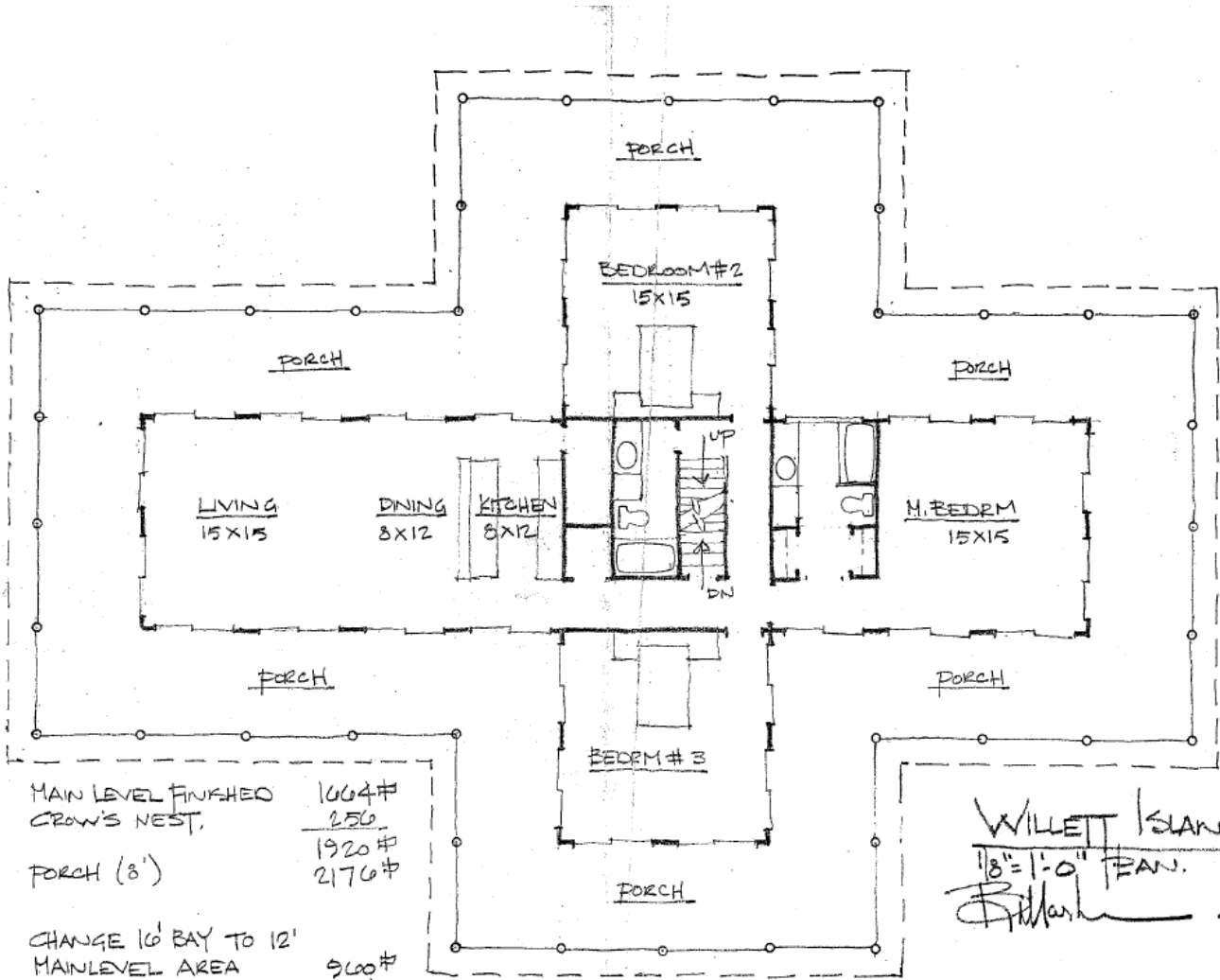


Home Facts

- Built 1997
- 1664 sf of finished living space
- 3BR, 2BA
- Sliding glass doors in each room
- Wrap around deck
- Nestled unobtrusively under a canopy of live oaks and palm trees
- Vaulted ceilings
- Built in storm shutters for weather proofing and security
- Wood stove
- Knotty Pine trim cabinets, hand made interior doors and Mexican floor tiles
- Breathtaking views of the ACE Basin in every direction



Home Floor Plan



MAIN LEVEL FINISHED CROW'S NEST. 1064 #
 256
 1920 #
 PORCH (8') 2176 #

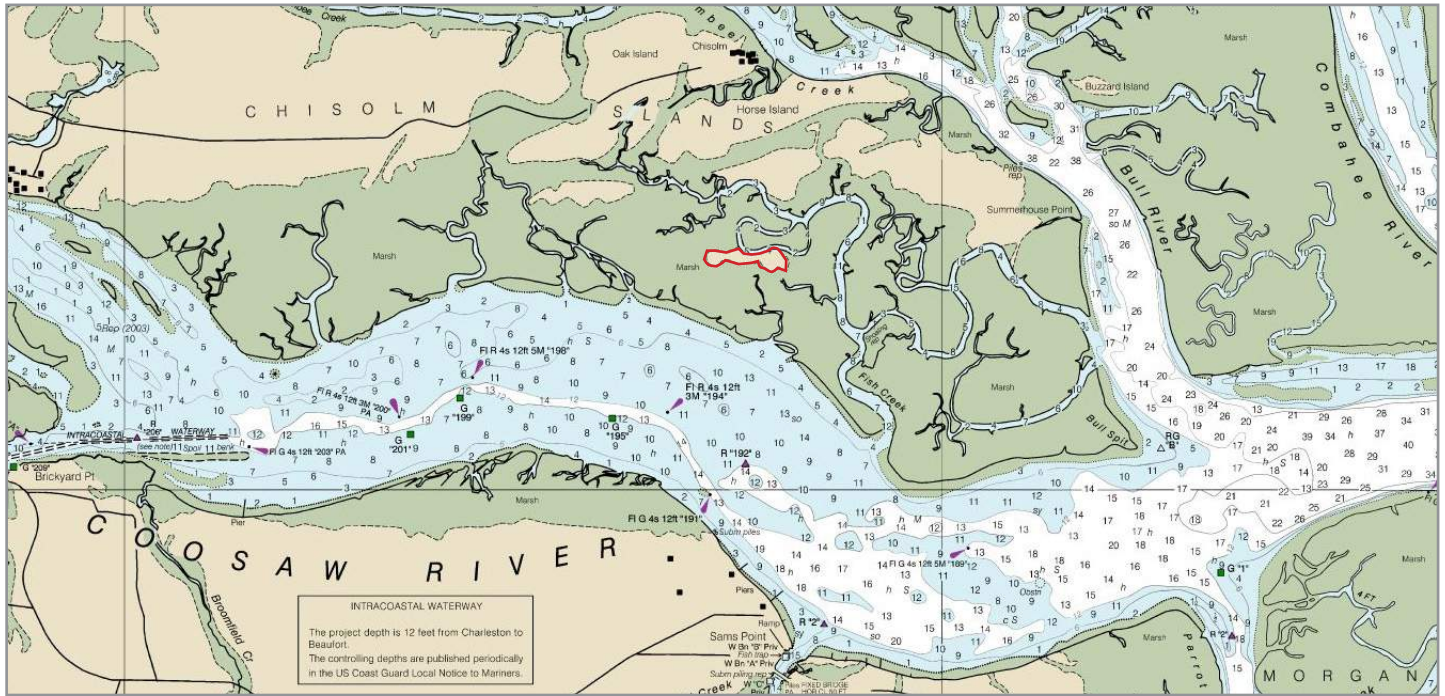
 CHANGE 10' BAY TO 12' MAINLEVEL AREA CROWS NEST 960 #
 144
 1104 #
 PORCH (8') 1324 #

WILLETT ISLAND HOUSE
 1/8" = 1'-0" PLAN. 01 JULY 94
[Signature]

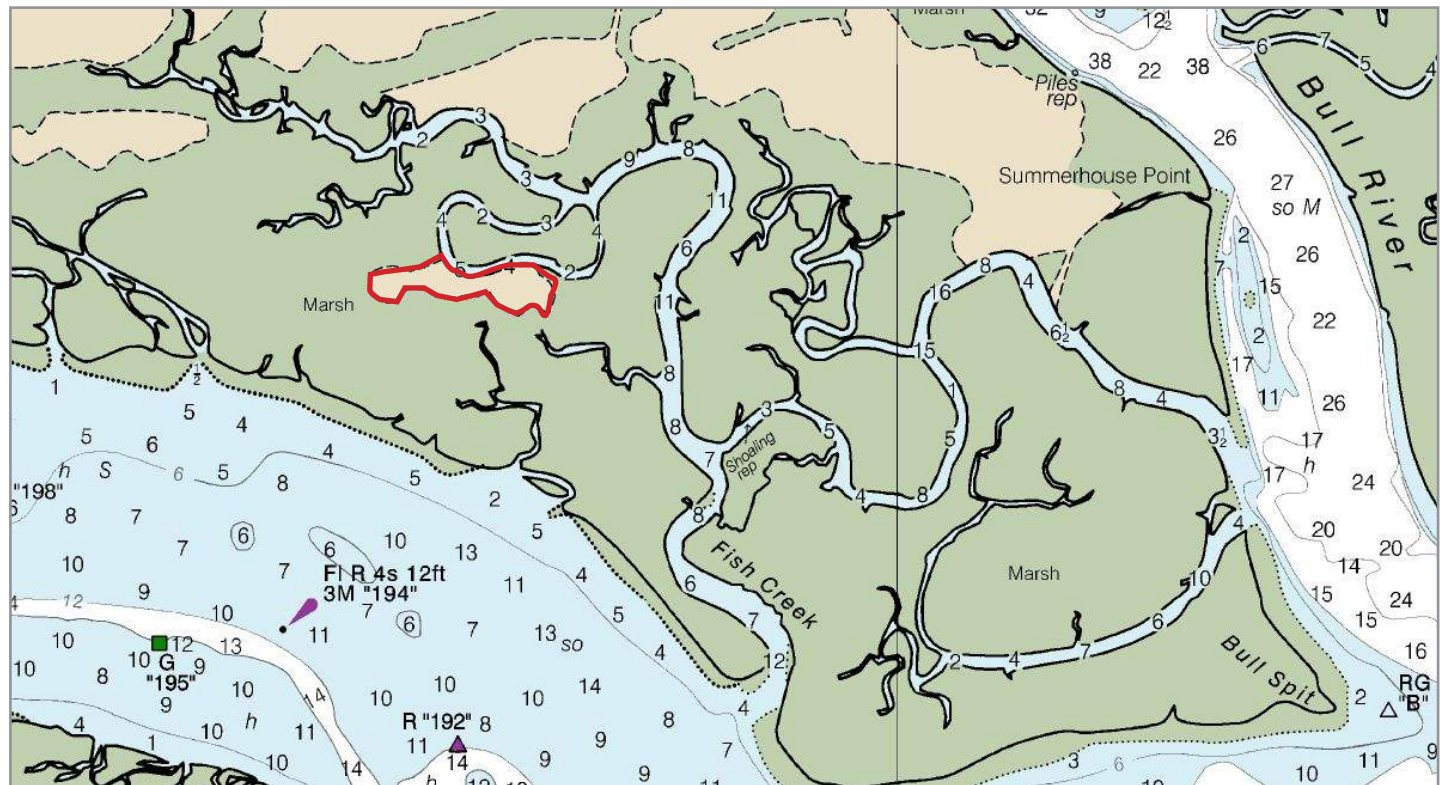


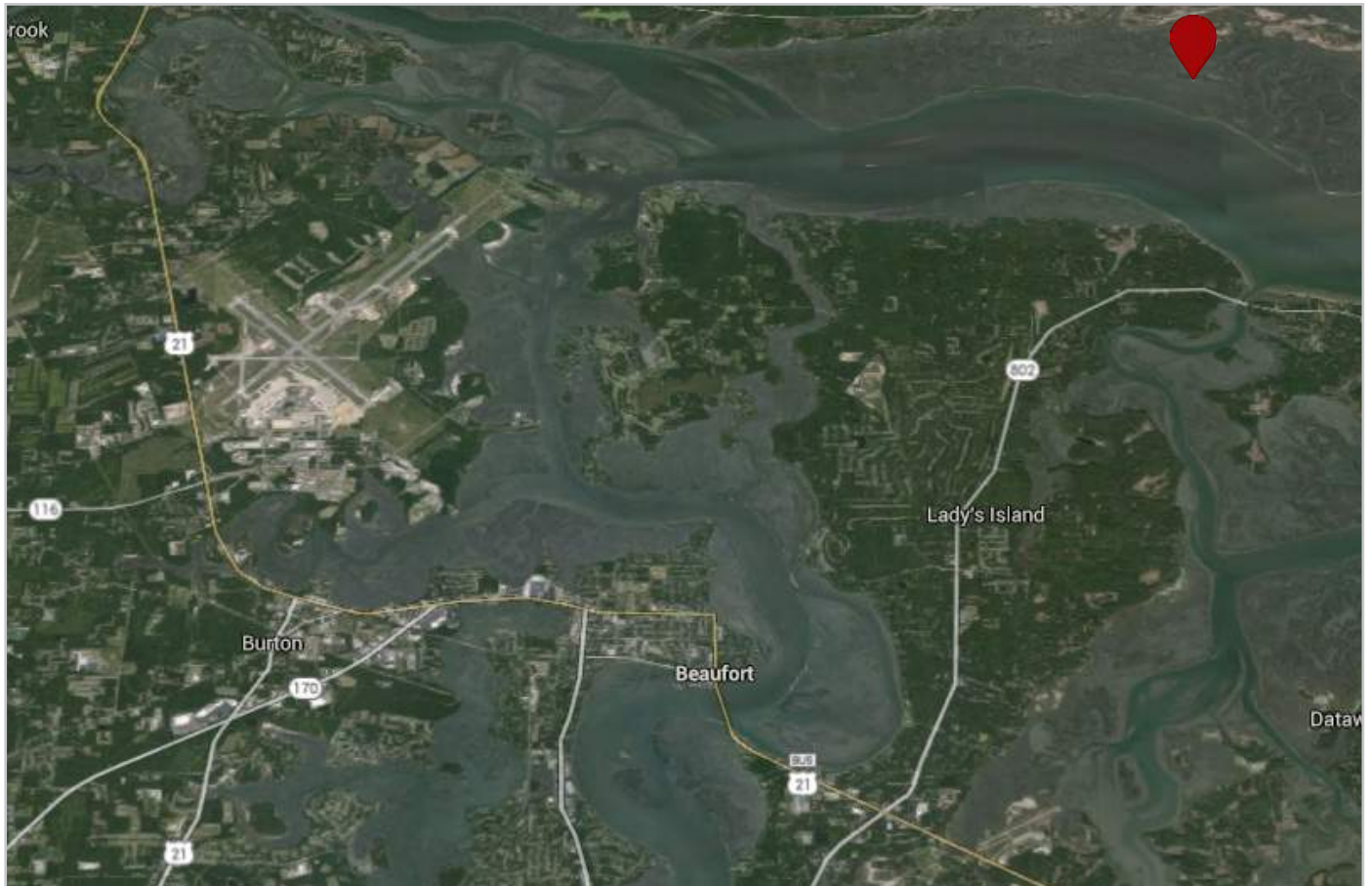
Nautical Maps

Overall view of Hammock Island and surrounding areas



Hammock Island Detail





ACE Basin

The Ashepoo, Combahee and Edisto Basin (abbreviated as ACE Basin) is one of the largest undeveloped estuaries along the Atlantic Coast of the United States. Located primarily in Colleton and Beaufort counties in South Carolina, the Ashepoo, Combahee and South Edisto rivers combine into the larger St. Helena Sound and drain a significant portion of the Lowcountry region. The 350,000 acre area is renowned for its extensive natural beauty and commitment to preserve marshes, wetlands, hardwood forests, and riverine systems and the various fauna that occupy the area.

A sizable portion of the ACE Basin has been protected via a public-private partnership with contributing properties. A collaboration of federal, state, local, and private efforts have led to the preservation of 134,000 acres of land, with stakeholders controlling various interests.

Hammock Island Highlights



- Located in close proximity to Beaufort
- King's Grant ownership
- Featured on HGTV's Island Hunters



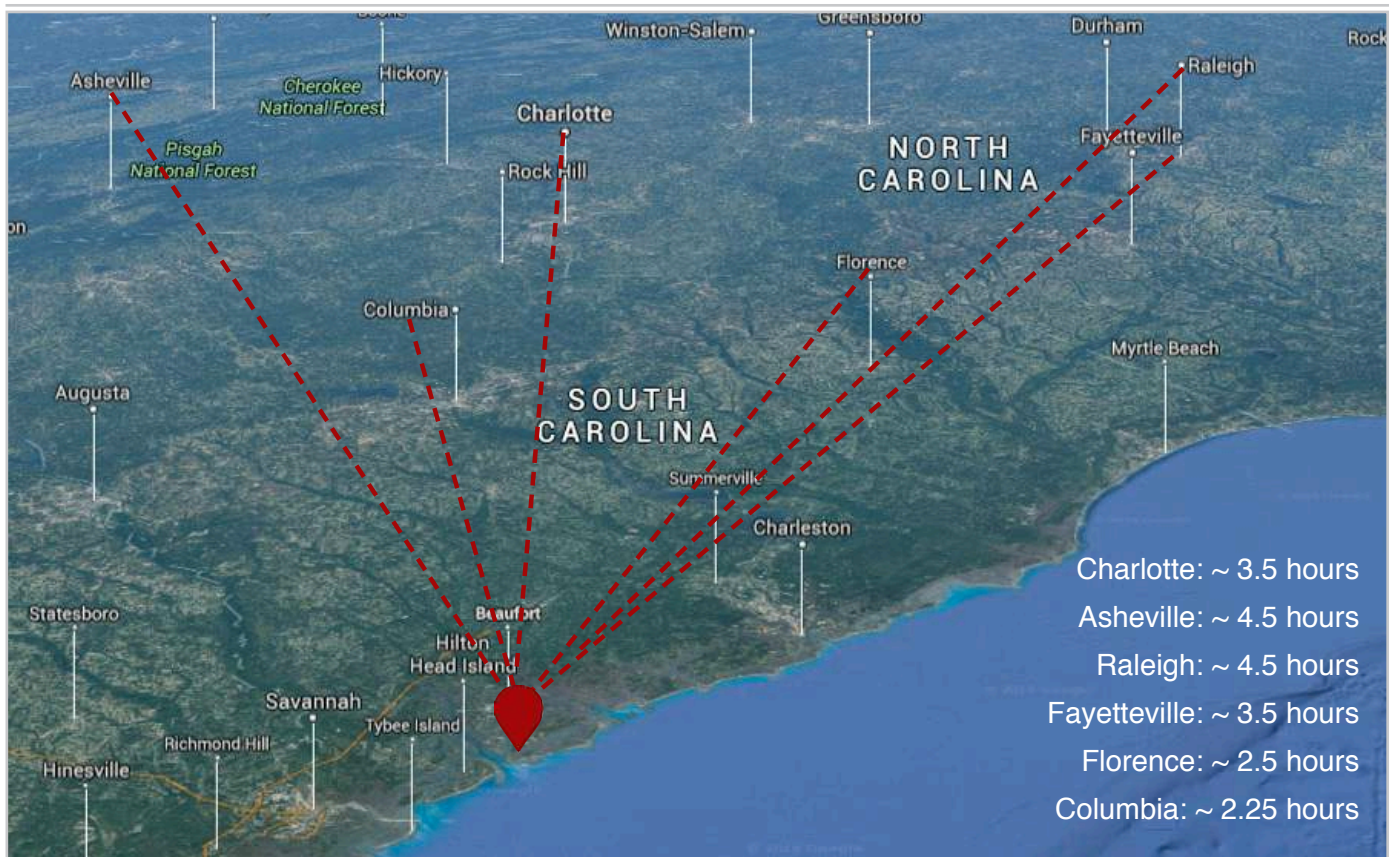
Beaufort

- Beaufort is the 2nd oldest city in SC, chartered in 1711, behind Charleston
- Recognized as one of America's best small towns to visit
- One of only a handful of towns in the US with its entire downtown designated a historic district by The National Trust for Historic Preservation
- Main street Beaufort boasts ample shopping and dining opportunities:

<http://mainstreetbeaufort.com/>



Proximity to Nearby Cities



For more information please contact:
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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.