

LONG ISLAND

Charleston County - Folly Beach, South Carolina



Summary of Salient Facts



LONG ISLAND SUMMARY

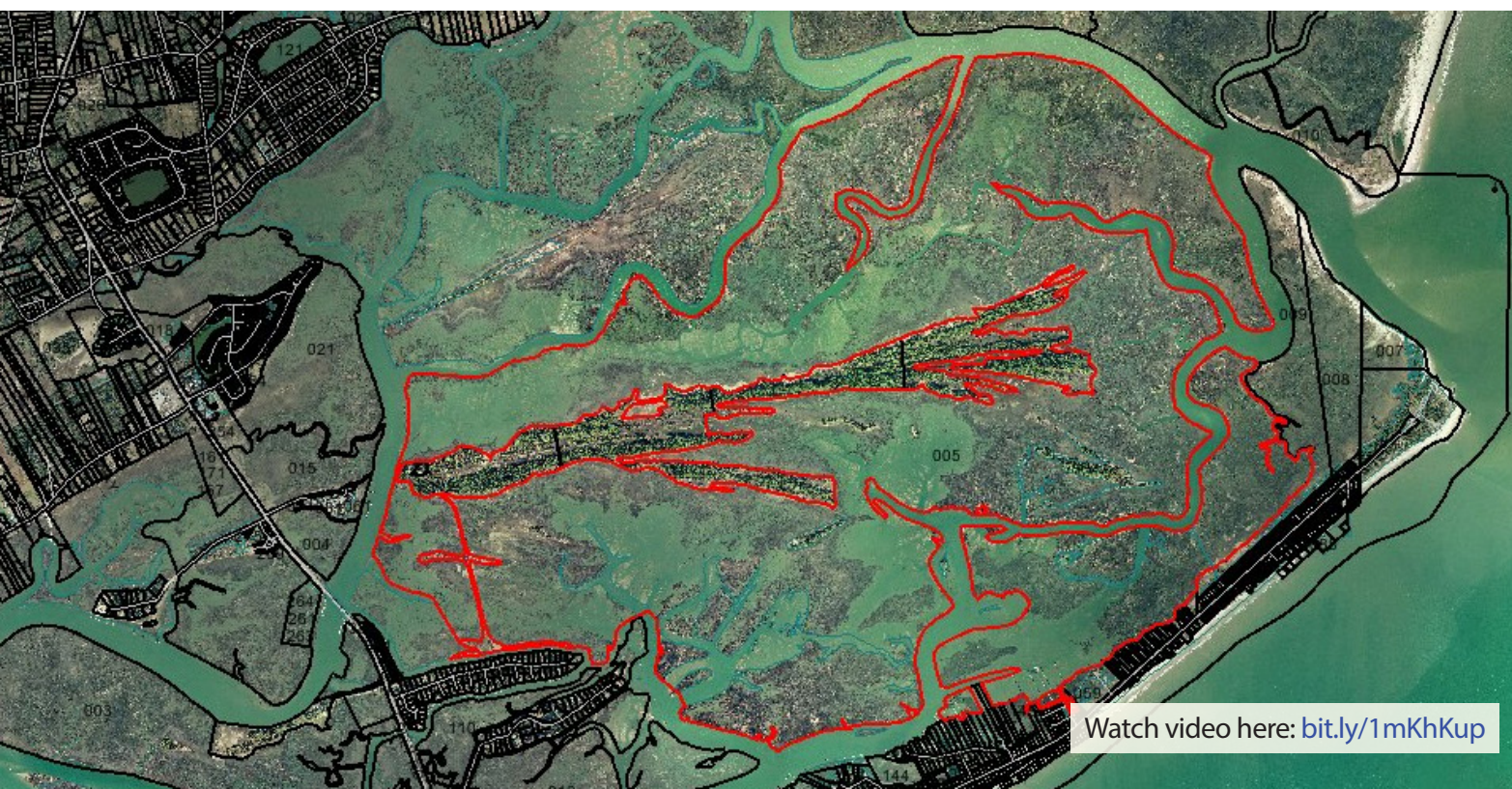


Long Island is perfectly situated minutes from the historical charm of downtown Charleston, SC between James Island and Folly Beach. The +/- 4,600 acre masterpiece epitomizes exclusivity with private views of the Morris Island Lighthouse and the Arthur Ravenel Jr. Bridge. Long Island presents a truly, once-in-a-lifetime opportunity for outdoor enthusiasts to own a unique slice of coastal paradise. Notable features include an archaeological site eligible for The National Register of Historic Places featuring Civil War artifacts and Star Battery, +/-147 acres of high ground for potential development, an interior roadway accessing all points of the island, and endless marsh flats for fly fishing, wildlife viewing, kayaking, sailing and paddle boarding.

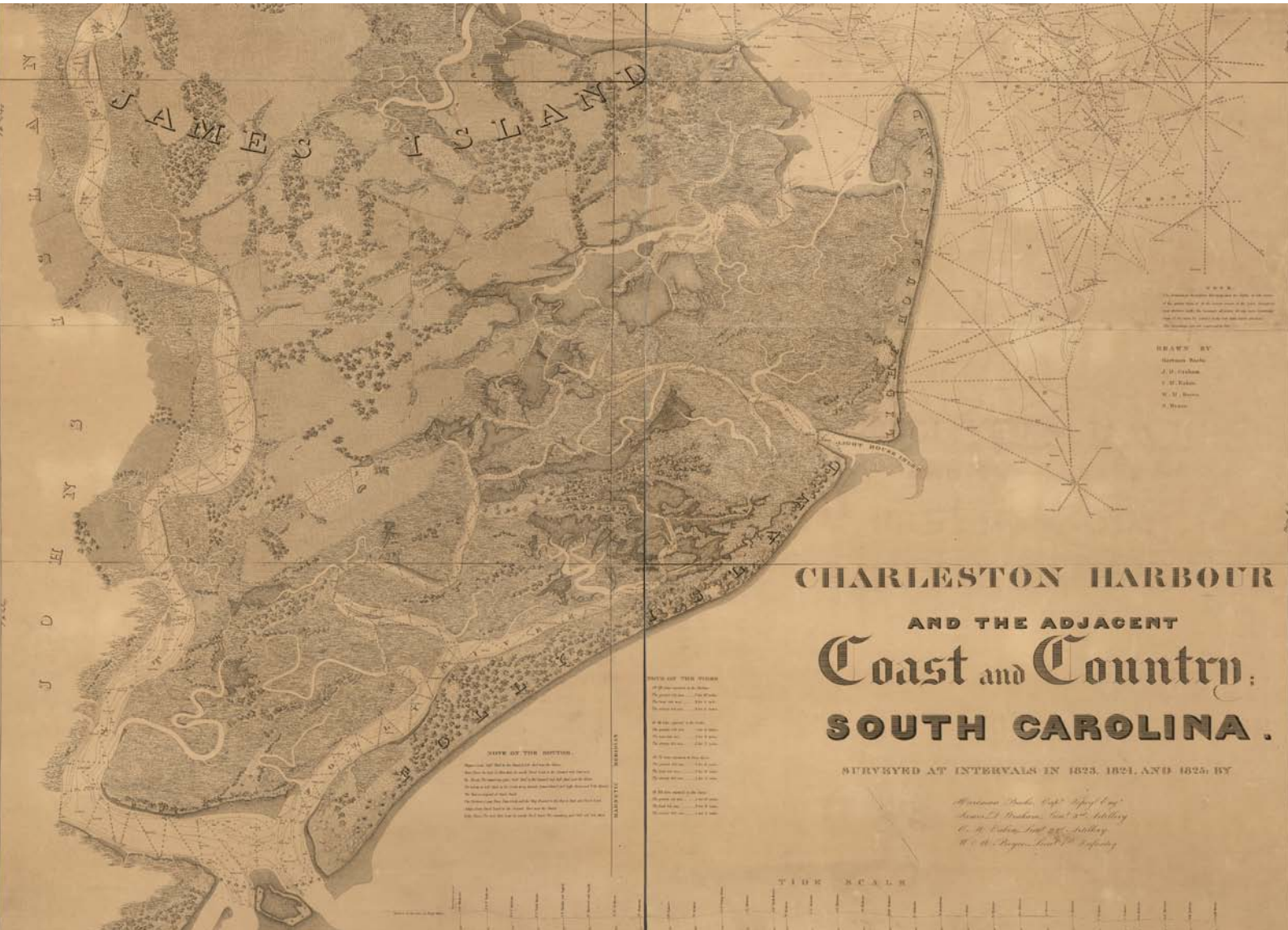


New Dock 2014

- Long Island is over 3 miles in length from its western to eastern boundaries. The high ground is approximately 2.5 miles long
- There are approximately 8 miles of navigable water surrounding Long Island
- A brand new covered dock was constructed in 2014 on Folly Creek on the western end of the island
- There are +/- 147 acres of high ground
- There is entitlement to King's Grant ownership of +/- 4,600 total acres of wetlands
- Portions of the 4.8 acres archaeological site on the western end of the island on Folly Creek are under conservation easement due to the discovery of Civil War artifacts & Star Battery
- Property is zoned RFS (residential single family) by City of Folly Beach
- The code of ordinances entitles owner to construct one unit per tax parcel
- Long Island is located approximately 5 miles by boat from Fort Sumter, 11 miles by car to downtown Charleston and 21 miles from Charleston International Airport
- Call for sales price



Watch video here: bit.ly/1mKhKup



CONTACT

TheNicholsCompany.com

600 QUEENS ROAD

CHARLOTTE, NC 28207

704-373-9797