

\$2,100,000 - 40 Kiawah Island Club Drive, Kiawah Island

MLS® #19017689

\$2,100,000

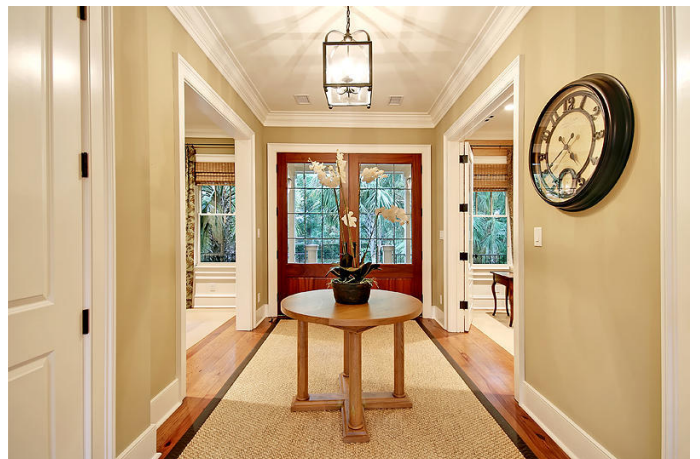
5 Bedroom, 6.00 Bathroom, 4,550 sqft
Residential on 0 Acres

The Settlement, Kiawah Island, SC

Fully furnished with a Kiawah Island Club Social Membership Opportunity, this home is listed at \$400K below Tax Appraisal and is an exceptional value. This amazing home, is nestled in one of Kiawah Island's most exclusive communities...The Settlement! A quiet neighborhood with manicured landscapes, serene lagoons, and abundant wildlife. The mahogany and beveled glass double entry doors open to a large foyer with a study to one side and a formal dining room to the other, Beyond that is an expansive living area with a grand fireplace and French patio doors which open to a deck and views of a lagoon and the 11th hole of The River Course. The Open Floor plan allows the living area to seamlessly flow to the gourmet kitchen and casual dining area. This 4,450 sf house has 5-bedrooms, 5.5 baths, Heart Pine flooring, custom cabinetry, granite counters, stainless steel appliances, cooking island (with a built in ice-maker and wine refrigerator), wet bar, butler's pantry, laundry room, several living areas, laundry room, screened porch. built-in BBQ and a fenced yard.

The first floor Master Suite has dual closets, dual vanities, and a unique tub and shower enclosure. A secluded spacious quest suite over the garage, can be converted into an exercise room or a private office.

Take the 3 stop elevator to the second floor and you will find an additional living area with built in upholstered window seats, a second master bedroom suite (with private balcony),



and two more bedrooms with ensuite baths and private balconies....all for the comfort of your family and friends. There is possible room for a pool, but a new survey must be done and ARB approval is necessary.

As a Social Member of the Kiawah Island Club, you have access to the Beach Club with several pools, and dining options, Cassique Club House with pool and exercise facilities and dining options, and The River Course with exercise and dining facilities. Ask your realtor about upgrading options to Sport or Golf Membership.

Kiawah's HOA also provides Ocean front pools and exercise facilities at the Sand Castle.

In addition you may join Kiawah Island's Governor's Club and get discounted rates to 5 golf courses (including the Ocean Course), and discounts at all resort restaurants and shops.

The homes is located at the center of the Island, immediately after the Second Gate of Kiawah. This location is convenient for easy access to the beach, to shopping (Freshfields Village) and downtown Charleston.

Built in 2009

Essential Information

MLS® #	19017689
Price	\$2,100,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,550
Acres	0.42
Year Built	2009

Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary
Status	Active

Community Information

Address	40 Kiawah Island Club Drive
Area	Kiawah & Seabrook Islands
Subdivision	The Settlement
City	Kiawah Island
County	Charleston
State	SC
Zip Code	29455

Amenities

Amenities	Boat Ramp, Boat Storage, Cable Avail, Club House, Club Membership Available, Elevators, Exercise Area, Gated Comm, Golf, Golf Membership Available, Hcap Eqpd, Neighborhood Pool, Play Park, Security Guard/Sys, Tennis Court, Trash Pickup, Walk Jog Trails
Parking Spaces	2
Parking	Attached, 2 Car Garage
# of Garages	2
Garages	Attached, 2 Car Garage
Pool	Neighborhood Pool

Interior

Interior	Wall to Wall Carpet, Wood, Stone
Interior Features	Ceilings - 9'+, Window Treatments - All, Elevator, Garden Tub/Shower, Kitchen Island, Ceiling - Smooth, Walk-In Closets, Wet Bar
Heating	Electric, Heat Pump
Cooling	Central
Fireplace	Yes
Fireplaces	Gas Logs, Great Rm, One
Stories	2 Story
Master Bedroom	Ceiling Fan, Downstairs, Dual Masters, Garden Tub/Shower, Multpl Clset, Outsd Access, Walk-In Closets

Exterior

Exterior	Wood Siding
Exterior Features	Deck, Metal F/encl, Full Fr Prch, Gutters, Lawn Irriga., Privacy Fenc,

Lot Description	Screen Porch, Spcl Lights, Therml Wn/dr, Porch - Front Porch, Balcony
Roof	Lagoon, Level, On Golf Crse, Wooded, 0 - .5 Acre
Construction	Metal
Foundation	Pre-Owned
	Elev Construction

School Information

Elementary	Angel Oak
Middle	Haut Gap
High	St Johns

Additional Information

Days on Website 95

Listing Details

Listing Office NV Realty Group



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