

LONG ISLAND

CHARLESTON COUNTY - FOLLY BEACH, SC

Summary of Salient Facts

AVAILABLE FOR SALE



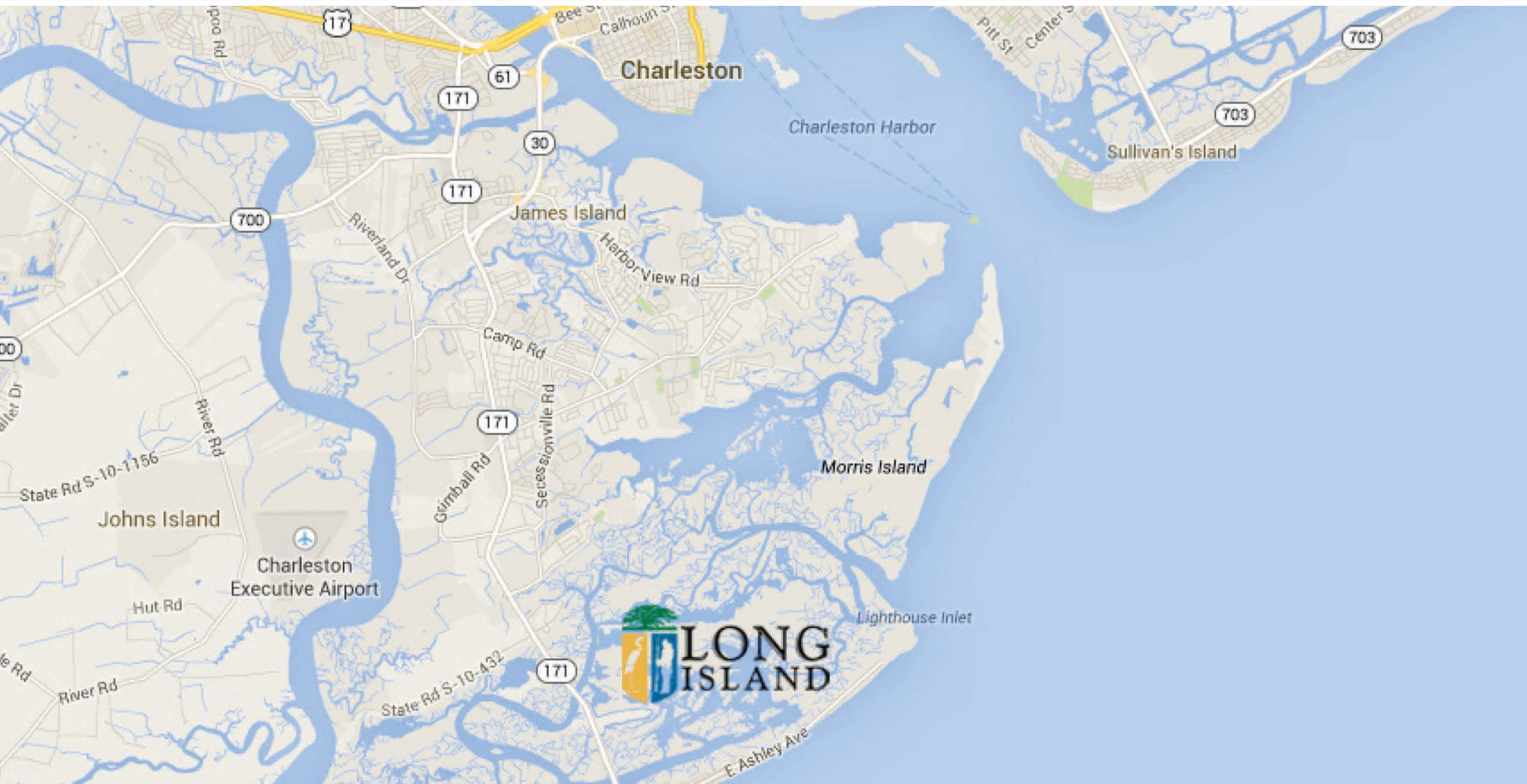
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LONG ISLAND *Summary*

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, +/-343 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.



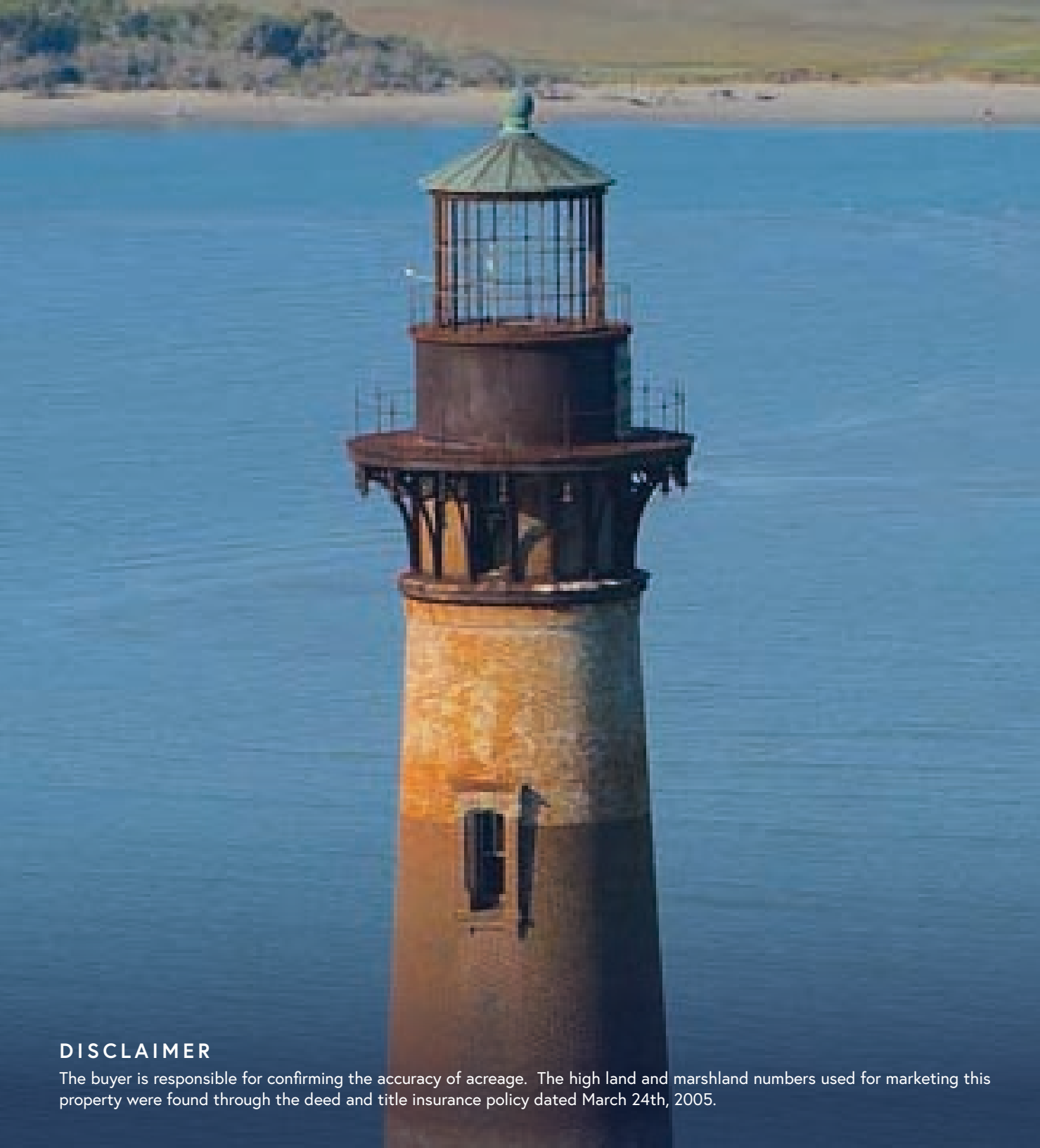


NEW DECK 2014



Property Highlights

- 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 +/- 343 acres of high ground
- There is believed to be entitlement to King's Grant ownership of +/-4600 acres of wetlands
- Portions of the 4.8 acre archaeological site on the western end of the island are under conservation easement and eligible for The National Register of Historic Places 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 Pricing**



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DISCLAIMER

The buyer is responsible for confirming the accuracy of acreage. The high land and marshland numbers used for marketing this property were found through the deed and title insurance policy dated March 24th, 2005.

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.