

Cross Property Agent Full (One Page)



Listing Origin:	
572 SEA ISLAND PARKWAY, SAINT HELENA ISLAND, SC 29920	ML# 502590
List Price:	\$425,000
List Type:	Commercial
Major Area:	Exclusive Right NON-REsides Agreement
Minor Area:	Beauf.Co - N. of Broad River
County:	Beaufort
Legal Address:	Lot 5 PLANTATION HOMES VILLAS
Tax Key #:	Row:
Tax Map #:	R300 015 000 0192 0000 # Lots:
Tax Rec Liv Area:	1
Apx Htd SqFt:	# Acres:
POA Fee:	1 to 3 Acres
POA 2 Fee:	Apx Lot Size:
Add. Association Fees:	43,560
Transfer Fee:	NA
	Special Circum: Not Applicable
	Construct Status: Not Applicable
	Flood Ins on Property?:

Public Remarks: **Take advantage of this chance to own a property in a prime location on Saint Helena Island. The property spans a full acre and is surrounded by mature trees and a paved driveway. The property is currently in a state of disrepair, but the location offers great potential for future development.**

Private & Confidential: **Please look beyond the current clutter in the house and focus on the incredible potential this property holds for your clients. It is a rare opportunity to own a full acre in a prime location on Saint Helena Island.**

How to Show: **Go and Show**

Showing Instructions: **Property on lock box. Feel free to show. Call agent for code 843-290-8670**

General Information				
Bedroom:	Full Baths:	Half Baths:	Type:	Commercial Building
Furnished: No		Sleeps:		
Year Built:	Year Remod:	Model Name:	Land:	
Location:	Own Land:	View:	Property Faces:	
Parking:	Elevation:	Assess Bld Val:	Assess Land Val:	
Finance: Cash-AllCash, Conventional		Trades: Not Applicable	Possession:	At Closing
Restrictions: No Restrictions				
Not Included in Sale: furniture not included in sale				

Property Features

Appliances:			
Interior Feat:			
Electronics/Media:			
Exterior Feat:			
Exterior Type:			
Rooms:			
Windows:		Attic:	
Primary Bdrm:		Pool:	
Amenities:			
Style:			
Water/Sewer:	Septic Tank	Roof: Comp Shingle	Floors: Varies
		AC: Central, Electric, Fans	Heat: Heat Pump
ADU:	No		
ADU Description:			

Brokerage Information

List Agent:	464023 - Michael Kabiri	CoList Agent:	121026 - Thomas Simonetti
SCRE #:	93248	REO #:	24937
Agent Phone:	843-671-4200	SCRE #:	55143
LA Email:	kabiri1998@outlook.com	Agent Email:	
LA Cell #:	843-671-4200	CoLA Email:	tommysimonetti@att.net
List Broker:	464023 - Michael Kabiri	CoLA Cell #:	843-290-8670
Firm:	Coastal Neighborhood Properties LLC (880) - 843-671-4201	CoLA Fax:	843-785-8088
	800 Main Street, Hilton Head Island, SC 29926		

Upfront Concessions:	No	Expire Date:	
List Date:	10/22/2025	TOwnership:	Trust
Owner Name:	Hoffman Bruce R Debra S Trustees Hoffman Family	Lockbox #:	63456
Lockbox YN:	Lock Box Type: Other	Unbranded VT URL:	
Branded VT URL:			
Property URL:			