

Cross Property Agent Full (One Page)



572 SEA ISLAND PARKWAY, SAINT HELENA ISLAND, SC 29920

Listing Origin:

List Price:	\$425,000	Commercial	ML# 502590
List Type:	Exclusive Right NON-RESIDES Agreement		
Major Area:	Beauf.Co - N. of Broad River	Status:	Active
Minor Area:		Zoning:	
County:	Beaufort		
Legal Address:	Lot 5 PLANTATION HOMES VILLAS		
Tax Key #:		Row:	
Tax Map #:	R300 015 000 0192 0000	# Lots:	1
Tax Rec Liv Area:		# Acres:	1 to 3 Acres
Apx Htd SqFt:		Apx Lot Size:	43,560
POA Fee:		Special Circum:	NA
POA 2 Fee:		Construct Status:	Not Applicable
Add. Association Fees:		Flood Ins on Property?:	
Transfer Fee:	No		

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**

Private & Confidential: **Please look beyond the current clutter in the house and focus on the incredible potential this property holds for your clients. 1**

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:		Roof: Comp Shingle	Floors: Varies
Water/Sewer: Septic Tank		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	SCRE #:	55143
REO #:	24937	REO #:	24937
Agent Phone:	843-671-4200	Agent Email:	
LA Email:	kabiri1998@outlook.com	CoLA Email:	tommysimonetti@att.net
LA Cell #:	843-671-4200	CoLA Cell #:	843-290-8670
LA Fax:		CoLA Fax:	843-785-8088
List Broker:	464023 - Michael Kabiri		
Firm:	Coastal Neighborhood Properties LLC (880) - 843-671-4201		
	800 Main Street, Hilton Head Island, SC 29926		
Upfront Concessions:	No		
List Date:	10/22/2025	Expire Date:	
Owner Name:	Hoffman Bruce R Debra S Trustees Hoffman Family T	Ownership:	Trust
Lockbox YN:	Lock Box Type: Other	Lockbox #:	63456
Branded VT URL:		Unbranded VT URL:	
Property URL:			