

# \$270,000 - 1 Shallow Run Lane, Beaufort

MLS #176271

## \$270,000

Bedroom, Bathroom,  
Land on 0.34 Acres

Camellia Banks, Beaufort, SC

Camellia Banks - Build your dream home on the largest lot in this new beautiful marsh front community. The views of the water and salt marsh are gorgeous! Conveniently located on Lady's Island, a few minutes from downtown shopping and restaurants. Launch a kayak from the community dock with deep water access or enjoy fishing the 7 acre fully stocked fish pond. Roast marshmallows and visit with friends and family around the fire pit at the community's own Sunrise Park. True lowcountry living.

## Essential Information

|          |                  |
|----------|------------------|
| MLS #    | 176271           |
| Price    | \$270,000        |
| Acres    | 0.34             |
| Type     | Land             |
| Sub-Type | Resident S/D Lot |
| Status   | Active           |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1 Shallow Run Lane |
| Area        | Ladys Island       |
| Subdivision | Camellia Banks     |
| City        | Beaufort           |
| County      | Beaufort           |
| State       | SC                 |
| Zip Code    | 29907              |



**Amenities**

|               |  |
|---------------|--|
| Amenities     | Dock   |
| Utilities     | Available Not on Site, Electric, Public Water, Sewer |
| View          | marsh and water views                                |
| Is Waterfront | Yes  |
| Waterfront    | Marsh/Water/View                                     |

**Exterior**

|                 |             |
|-----------------|-------------|
| Lot Description | Marsh/Water |
|-----------------|-------------|

**Additional Information**

|        |     |
|--------|-----|
| Zoning | PUD |
|--------|-----|

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Agent  | Michael Mark       |
| Listing Office | Charter One Realty |

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