

2206 Folly Rd
Charleston, SC 29412



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MLS# 26004485



\$1,325,000

3 Bedrooms | 2.5 Bathrooms | 2,400 Sqft

Welcome to 2206 Folly Road in the desirable Waterfront Point subdivision, where breathtaking marsh views and Lowcountry wildlife surround you from both the front and back of the home. From the moment you step inside, you're greeted with abundant natural light and warm wood floors that flow seamlessly throughout the first level. Just off the foyer is a beautifully appointed flex room with a walk-in closet--currently used as a home office but easily functioning as a fourth bedroom. The open-concept living space is designed for both everyday comfort and entertaining. The kitchen features a large granite island, custom cabinetry extending to the ceiling, bold crown molding, and stunning views overlooking the tidal creek. The family room offers a cozy gas fireplace and direct access to the sunroom, which was thoughtfully converted from a screened porch in 2015 creating a year-round space to enjoy the surrounding natural beauty. Mini-split provides temp control for garage area. Upstairs, two guest bedrooms share a full bath, while the spacious primary suite offers a walk-in closet and a beautifully remodeled en suite bath (2024) with a detailed Travertine walk-in shower. The primary suite also provides access to a private upper deck perfect for enjoying peaceful sunrises and watching the local wildlife. This home has been meticulously



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