

312 W Cooper Ave
Folly Beach, SC 29439



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MLS# 26008660



\$1,200,000

3 Bedrooms | 2 Bathrooms | 1,225 Sqft

Come see this beautiful 3-bedroom, 2-bath single-family home on the desirable west side of Folly Beach. The exterior has been freshly painted and updated with new cribbing, rescreened back porch, ipe front railings, added gutters, and newly installed quartz countertops in the kitchen. Inside, the open layout combines the kitchen, dining area, and living room, creating a bright and spacious gathering space. The primary bedroom features its own private bath and is located on one side of the home, while two additional bedrooms and a full hall bath sit on the opposite side, offering privacy for you and your guests (see floor plan). A laundry room is conveniently located off the kitchen, and both the full-size washer/dryer and all kitchen appliances are included. Enjoy hardwood floorsthroughout, a kitchen island, exterior wood siding, and ample parking beneath the elevated structure, set above ground level unlike many older Folly Beach properties. The spacious screened porch overlooks a large backyard, perfect for relaxing or entertaining. This home is steps from the 3rd Street public beach access, complete with restrooms and outdoor showers. Flood insurance is in place and affordable, with the current premium at just \$1174 per year. Taxes are currently at the 6% investor rate and will be much lower if used as a primary residence. Thanks for looking and



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