

35 W Mariners Cay Dr
Folly Beach, SC 29439



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MLS# 26013992



\$559,000

2 Bedrooms | 2.5 Bathrooms | 1,340 Sqft

35 Mariners Cay is a waterfront condo with stunning Folly River views & relaxed coastal living. Located on the 2nd floor, this 2 story, 2 bedroom, 2.5 bath residence features a light filled sunroom where you can enjoy water & marina views, coastal breezes, & stunning sunsets. The property has seen several significant updates in recent years. In 2022, improvements included a new HVAC system & water heater. In 2024, major exterior updates were completed including a new roof, windows, exterior & sun porch doors, cement plank siding, porches, plumbing beneath the building plus most of popcorn ceiling was removed. Other first floor interior improvements included removal of fireplace, new LVP flooring, added sunroom & large sliders that open up the stunning view. The gated community of Mariners Cay is minutes from Folly Beach a vibrant, eclectic barrier island, famous for its laid-back surf culture & only ~9 miles to downtown Charleston. Community amenities include pool, tennis and pickleball courts, community dock, boat ramp, and onsite boat storage. Boat slips may also become available for separate purchase. The unit includes assigned parking for one vehicle, along with additional parking for a second vehicle and guests. The Mariners Cay HOA coverage includes building and flood insurance, exterior maintenance, pest control and termite



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