

201 W Arctic Ave
Folly Beach, SC 29439



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MLS# 26015260



\$1,200,000

3 Bedrooms | 3 Bathrooms | 1,305 Sqft

Oceanfront living in the heart of Folly Beach is hard to beat, and Charleston Oceanfront Villas remains one of the island's most desirable condo communities. Unit 302 pairs direct beach access with the convenience of being steps from Center Street's restaurants, nightlife, coffee shops, and local favorites, all while offering the comfort of a gated oceanfront setting with two private pools overlooking the Atlantic. From the spacious balcony, enjoy panoramic sunrise views over the Folly Beach Pier with access from both the living room and primary suite. By evening, catch glowing sunset skies from the front entry -- a rare bonus on the island. Inside, this fully furnished condo has been lovingly maintained by permanent owners and shows the difference. Recent improvements include Coretec luxury vinyl plank flooring, fresh interior paint, updated lighting, and tasteful kitchen and bath upgrades that create a clean, coastal feel throughout. Owners enjoy covered parking, guest parking passes, FOB-controlled access, and the ease of lock-and-leave ownership. For buyers considering occasional rental income, the property is eligible for Folly Beach's 72-day ISTR program, offering flexibility without sacrificing the feel of a true second home or primary residence. With very limited turnover in Charleston Oceanfront Villas, Unit 302 presents a rare



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