

**1717 Sc-45**  
**Mcclellanville, SC 29458**



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**MLS# 25019550**



**\$798,000**

**3 Bedrooms | 2 Bathrooms | 2,130 Sqft**

Horses Welcome! Over 5 Acres! Add an ADU, subdivide an acre, the sky is the limit! No Requirement to carry flood insurance in this FLOOD ZONE X Welcome to your private oasis nestled within the serene Frances Marion Forest! This stunning home boasts a unique charm, with an extra-long private driveway ensuring unparalleled privacy and tranquility. Surrounded by lush greenery and abundant wildlife, this 5.19-acre property offers a truly immersive experience in nature. The heart of this home is the outdoor space, where you'll find yourself immersed in the beauty of the forest. A very cool swamp and a separate pond site add to the allure of the property, offering a peaceful retreat for reflection or simply enjoying the sights and sounds of nature. Imagine sipping your morning coffee on the 10 X 40 Screened in back porch, listening to the gentle rustling of leaves and the songs of birds. The fenced in manicured back yard is approximately 1 acre. Possible to have a horse farm with 1 acre per horse. 5 plus acres - Subdivide 1 acre lot or Add an ADU. This is where comfort meets countryside elegance! This inviting home features 3 nice sized bedrooms, each offering a cozy and relaxing space to unwind after a long day. As you step inside, you'll be greeted by beautiful LVL floors, soaring 9' ceilings and so many charming details throughout the home. The



**Renee Reinert**  
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Carolina One

For full listing details, please scan:

