



502 BUNNY LANE
COLLETON COUNTY, SC

38.2 +/- ACRES

\$725,000



PROPERTY DESCRIPTION

Nestled in the quiet countryside of Colleton County, this exceptional 38± acre estate offers the perfect combination of Southern charm, privacy, and country living. Meticulously maintained and thoughtfully improved, the property features a traditional-style home overlooking scenic ponds, established pastureland, timberland, and an impressive collection of outbuildings and outdoor gathering spaces. Whether seeking a forever home, a weekend retreat, or the perfect homesteading property to enjoy a self-sufficient lifestyle on a small working farm, this property offers a rare opportunity to enjoy the best of Lowcountry living.

At the heart of the property is a charming 1,724-square-foot, three-bedroom, two-bathroom home featuring classic Southern architecture with HardiePlank siding, a gabled shingle roof, and inviting front and rear porches. Inside, the home offers a warm and welcoming atmosphere with engineered flooring, neutral finishes, and beautiful views of the surrounding landscape. The traditional kitchen features Shaker-style cabinetry, stainless steel appliances, a gas range, and a spacious double-door pantry. An adjoining dining area comfortably accommodates a table for eight, providing an ideal space for family meals and entertaining. Each bedroom offers generous closet space, while the primary suite includes a private en-suite bathroom. Additional features include a gas fireplace, a separate laundry room with direct access to the rear porch, and an encapsulated crawl space for moisture protection. Outdoor living is equally inviting, with a welcoming front porch equipped with pull-down shades and a screened rear porch overlooking the beautifully maintained backyard. TimberTech decking provides durability and low-maintenance enjoyment, while a picturesque westerly view from the home's living room further enhances this peaceful setting.

Beyond the residence, the property has been thoughtfully developed for both enjoyment and functionality. Approximately 3.5 acres of ponds, complete with a small dock, provide opportunities for fishing and relaxation. A 36' x 30' open-air pond house, complete with commercial lighting, ceiling fans, and running water, serves as an exceptional gathering space for entertaining family and friends while enjoying the surrounding scenery. More than nine acres of fenced pasture and agricultural land offer ample room for horses, cattle, or other livestock, while approximately 15 acres of woodland provide additional privacy, wildlife habitat, and recreational hunting opportunities.

The property's character is further reflected in its unique improvements, including a charming "she shed" constructed from reclaimed wood from the original farmhouse that once stood on the property. A fenced garden with raised beds and a dedicated potting shed provides an ideal setting for gardening enthusiasts. Additional improvements include a 50' x 25' tractor shed, a 40' x 30' tractor shed with an enclosed workshop, and a large tower deer stand. Underground electrical service extends across the property, while a 6-inch well provides supplemental water to the ponds, complemented by a separate 4-inch well.

Every aspect of this estate reflects the care and attention it has received over the years. From the well-maintained residence and peaceful pond views to the established pastures, wooded acreage, and thoughtfully designed outdoor spaces, the property offers a lifestyle that is increasingly difficult to find. Private, quiet, and exceptionally versatile, this country estate is ideally suited for those seeking a permanent country residence with the freedom to enjoy fishing, hunting, gardening, livestock, and the simple pleasures of rural living. Despite its peaceful rural setting, the property is conveniently located approximately 49 miles from Beaufort, 53 miles from Bluffton, and 55 miles from West Ashley in Charleston, providing access to several of the Lowcountry's most desirable coastal communities.

Showing Instructions: Prequalification is required prior to scheduling a showing. All showings must be accompanied by the listing agent.

CONTACT

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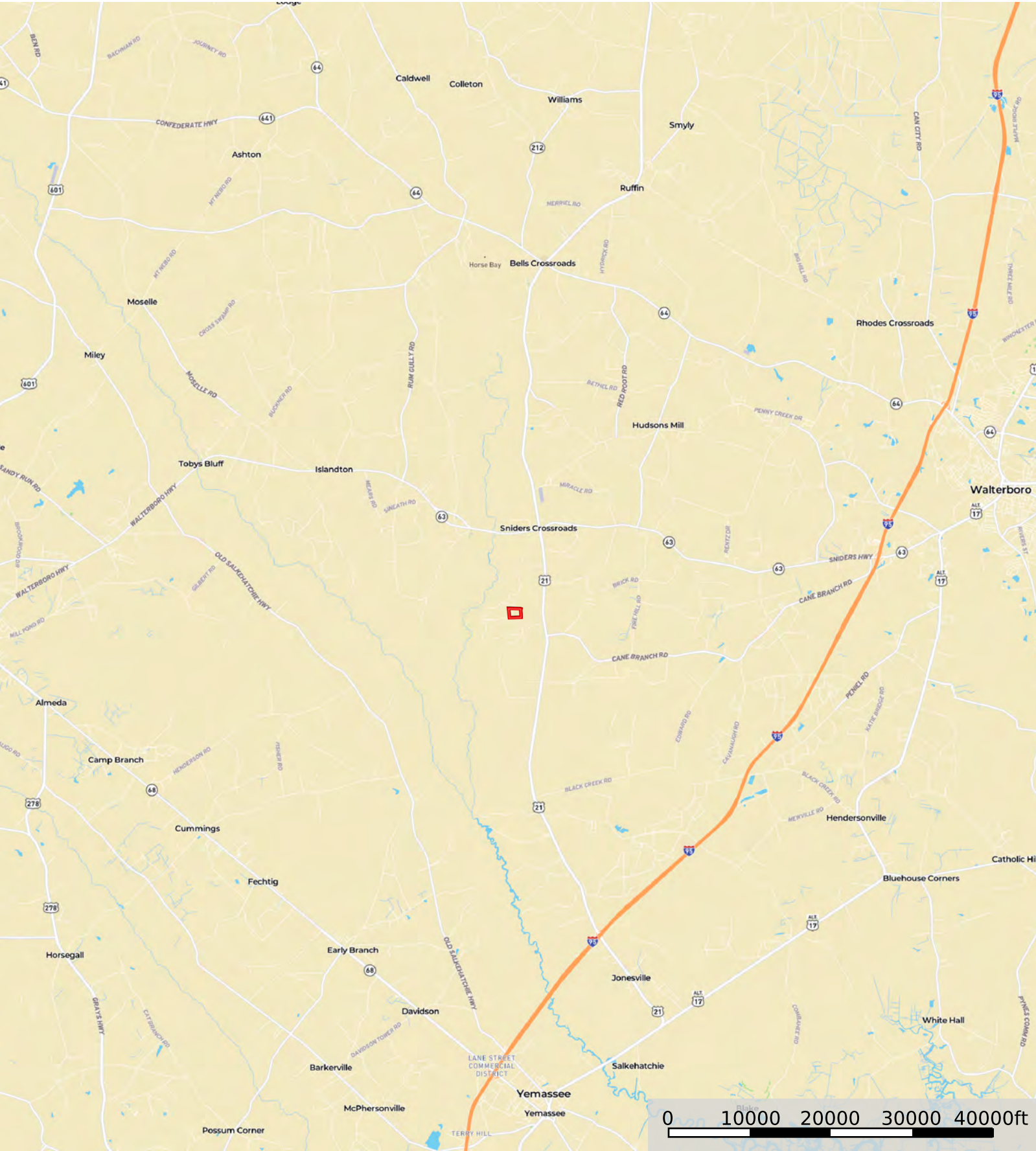
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502 Bunny Lane
Colleton County, South Carolina, 38.2 AC +/-

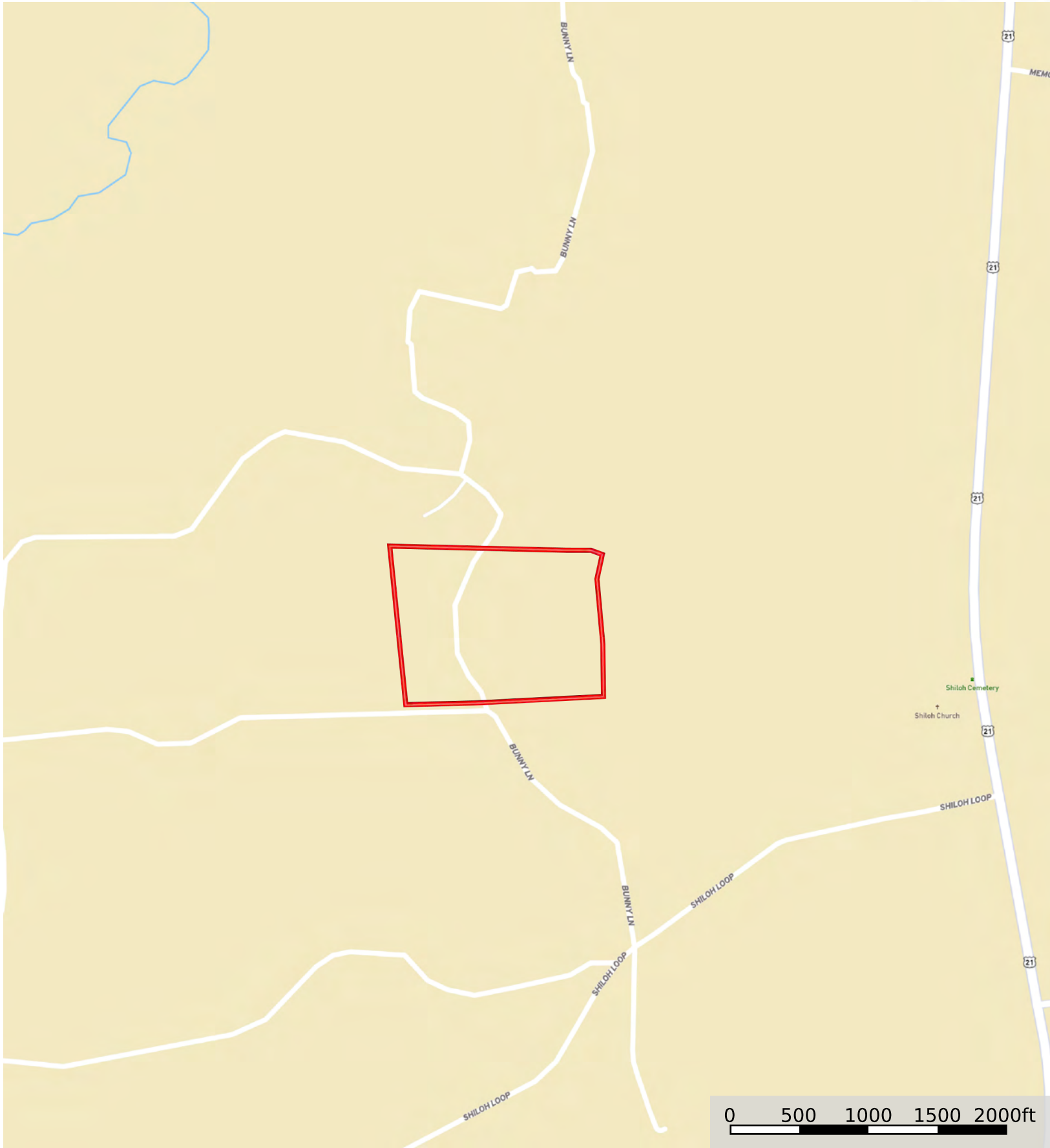


Boundary

Disclaimer: All persons entering upon the property do so at their own risk, all entrants assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives, and employees from any and all claims, demands, causes of action, injuries (including death), or damages arising out of, incidental to, or in any way resulting from inspections or exposure to the property. Property inspections shall be conducted during daylight hours only. Seller and Crosby Land Company, Inc. make no representations or warranties as to the condition of the property, access, usage, acreage, or boundaries. All information provided is assumed accurate but is not guaranteed, and no liability is assumed. This offering is subject to errors, omissions, price changes, or withdrawal without notice.

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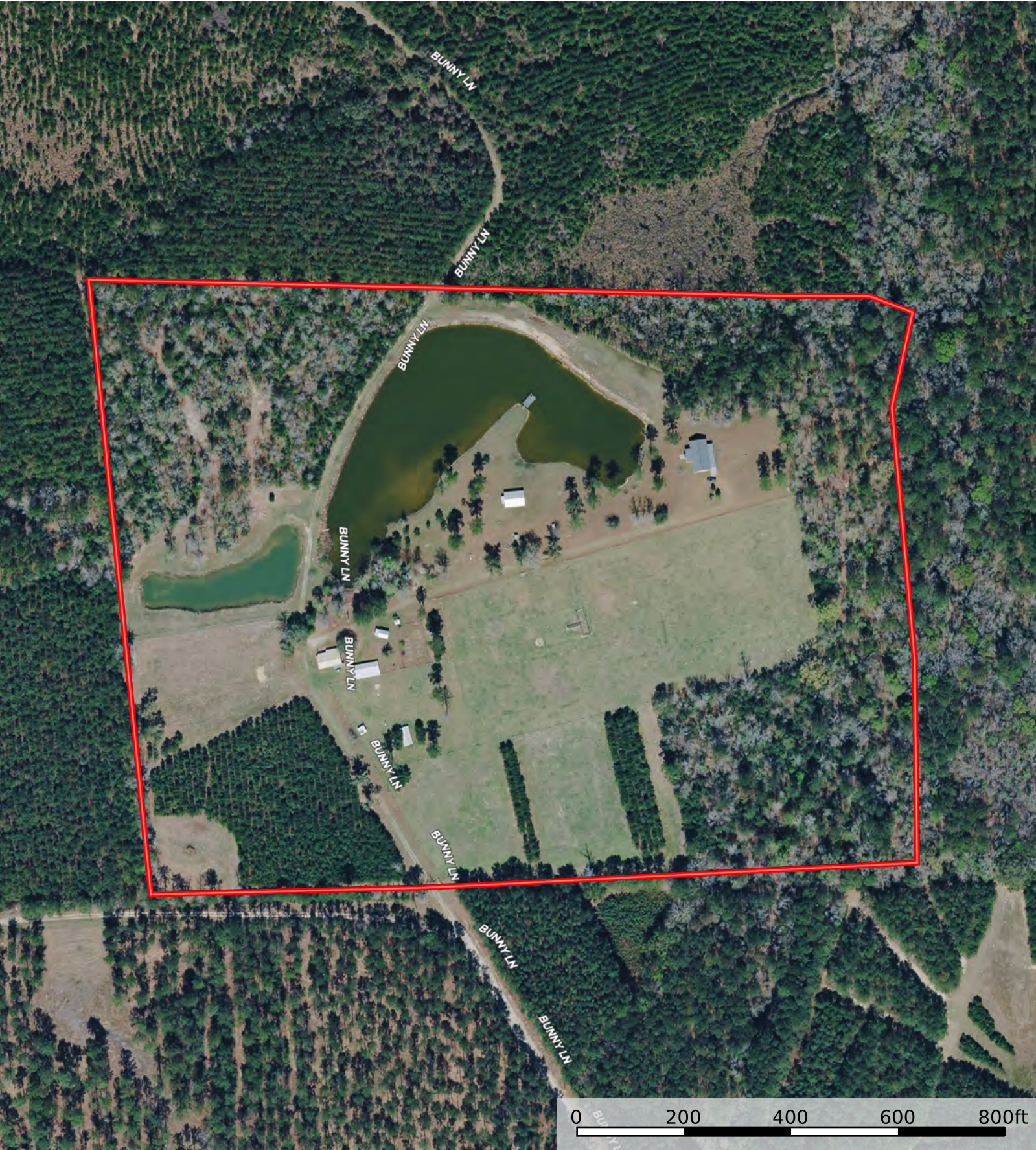


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