

Property Details



Lot 9 Pelican Bay Drive, Awendaw

\$585,000

MLS#:	15017282	Beds:	List Date:	List Price: \$585,000
Status:	Active	Baths: 0/0	DOM:	
Year Built:		Sq Ft:		

Remarks:

Waterfront estate building lot. This stunning approx. 2.3 Acre LUXURY DEEP WATER estate lot is now for sale on the INTRACOASTAL WATERWAY. This property includes 1.8 Acres high land with PRIVATE DOCK with floater and COVERED PIERHEAD. An Additional .4 acre of wetlands could become a lake on the property per the seller. Bulls Bay Overlook is a LUXURY GATED WATERFRONT COMMUNITY located on the Intracoastal Waterway. -- The Bulls Bay Overlook community has private amenities including boat landing, community dock and a covered picnic area complete with fish cleaning station.

Features:

Lotsize: 2.28 acres Acres: 2.28

Information is deemed reliable but not guaranteed.

Source: CTMLS



Eve Olasov | Luxury Land and Homes Inc.
E-mail: EveOlasov@gmail.com
Address: [749 Lake Frances Dr., Charleston, SC 29412](https://www.google.com/maps/place/749+Lake+Frances+Dr,+Charleston,+SC+29412)

Web: www.LuxuryLandandHomes.com

Mobile: 843.345.8267



Listing Photos



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More Listing Photos



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Resume



LUXURY
LAND & HOMES

Eve F. Olasov

Affiliation:

- Luxury Land and Homes Inc.
- President and Owner
- Broker in Charge
- Who's Who in Luxury Real Estate 2015

Experience:

- Eve is a native Charlestonian
- Focus is on the high-end luxury property market
- 27 years experience practicing real estate in Charleston
- Eve graduated from the University of Wisconsin in Madison where she majored in communication arts and psychology
- SC Real Estate Broker License

Professional Associations:

- Member . The National Association of Realtors
- Member . The SC Association of Realtors
- Affiliation: Who's who in Luxury Real Estate

Personal Information:

Eve F. Olasov is the owner, president and broker in charge of a downtown historic Charleston South Carolina boutique luxury real estate firm which specializes in high-end luxury properties. Luxury Land and Homes, Inc. focuses



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on Charleston's historic district properties, beach and resort listings, and waterfront executive homes along the South Carolina coast.

Eve is no stranger to marketing, sales, and advertising. She headed up WCSC-TV's Promotion and Advertising Department creating the on-air, radio, billboard, and newspaper ad campaigns for Live-Five News. Eve served as WCSC-TV Vice President Programming and Marketing until January 1988.

After 13 years with Channel Five, Eve redirected her talents to the real estate profession. She was an affiliate of First Coastal Properties and most recently Prudential Carolina Realty prior to teaming up with locally owned Trademark Properties.

Eve now heads up Luxury Land and Homes, Inc. focusing on Buyer and seller Representation and specialized services for corporate relocation, income producing vacation investments, historic district and beach resort properties.

Eve's focus is on the high-end luxury home market which encompasses Charleston's historic district, the area beaches, resorts, and custom home waterfront communities.



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Eve Olasov

Designations: Broker in Charge, President, Owner
Group: Luxury Land & Homes, Inc.

Office: 1-843-795-9100

Mobile: 843-345-8267

Email: eveolasov@gmail.com

Born and raised in Charleston, Eve is a third generation Olasov in the business of selling area real estate. In 1988, she became a licensed agent and over the past 25 years has earned a reputation as the quintessential Buyer's Broker with marketing expertise in high-end luxury real estate. Eve founded Luxury Land and Homes, Inc. in 2004 and within 24 months had earned accolades from Carolina Homes and Interiors by selling several of the 10 most expensive properties in Charleston. She is currently Broker in Charge.

From Wild Dunes to Summerville, Eve knows the territory inside out. Her faith and commitment to fair and honest business practices make her the kind of person that keeps customers coming back. Eve is an erstwhile sailor having grown up sailing in Charleston Harbor and ocean cruising with her father, Bernard Olasov, who was a prominent business figure, musician (cellist in the Charleston symphony) and advocate for Charleston's cultural scene during the sixties and seventies. Above all, Eve loves her work and

her town and is the proud and loving mother of 24-year-old son, Stephen.

Eve provides confidential private showings if requested.



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Lot 9 Pelican Bay Drive, Awendaw, SC 29429

15017282 Vacant Land Active

LP:\$585,000

Tax Map #:	701-00-00-064	# Lots:	1
Tax District:	15 - Town of Awendaw	Acreage:	2.28
County:	Charleston	W. Footage:	
Area:	47 - Awendaw/McClellanville	Auction:	No
Subdivision:	Bulls Bay Overlook	Auction Type:	
Subsection:		Auction Date:	
Elementary School:	St. James - Santee	Legal Description:	Subdivision Name -BULLS BAY OVERLOOK Description -LOT 9 PlatSuffix AZ-15 PolTwp 002
Middle School:	McClellanville		
School:			
High School:	Lincoln		
Legal Description:	Subdivision Name -BULLS BAY OVERLOOK Description -LOT 9 PlatSuffix AZ-15 PolTwp 002		
Lot Size:	2.28 acres		



Structures: Other	Amenities: Boat Ramp; Community Dock; Dock Facilities; Gated Comm; Marina; Trash Pickup
Uses: Residential	Assumable: No
Existing Utilities: No Utilities	Dev Status: Subdivision
Documents Available: Aerial Photo; Plat	Income From: None

Lot Description: 2 - 5 Acres; Cul-De-Sac; Waterfront - Deep; Wooded
Miscellaneous: Private Dock At Lot
Proposed Financing: Any
Road Frontage: Paved
Zoning: PUD; Residential

Directions: Hwy 17 North, Turn Rt. on Doar Road. Go 3.5 miles then turn right at White fence on Right at Bulls Bay Overlook entrance. Go to 1st stop sign, Turn left onto Pelican Bay Dr. Lot 9 is on right near end of cul-de-sac. Drive (path) is on Right.

Remarks: Waterfront estate building lot. This stunning approx. 2.3 Acre LUXURY DEEP WATER estate lot is now for sale on the INTRACOASTAL WATERWAY. This property includes 1.8 Acres high land with PRIVATE DOCK with floater and COVERED PIERHEAD. An Additional .4 acre of wetlands could become a lake on the property per the seller. Bulls Bay Overlook is a LUXURY GATED WATERFRONT COMMUNITY located on the Intracoastal Waterway. -- The Bulls Bay Overlook community has private amenities including boat landing, community dock and a covered picnic area complete with fish cleaning station and a Lowcountry swing. This is that special waterfront estate lot you've been hoping to find. Lot may have primary residence plus a guest cottage creating an idyllic Lowcountry waterfront lifestyle.

Taxes: 6,557.77	Prospect Excl: No	Proposed Financing: Any	Potential Short Sale: No
C/R: Yes	HOA Fee: Yes \$985 Annual	Assessment Ratio: .06 Not Classified for Low Ratio	Special Assessment: No
DUC:			

List Office: 7902 Luxury Land and Homes Inc



Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Eve Olasov, Luxury Land & Homes Inc. on Tuesday, June 30, 2015 5:09 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. **If square footage is important - MEASURE!!**

Pelican Bay Dr

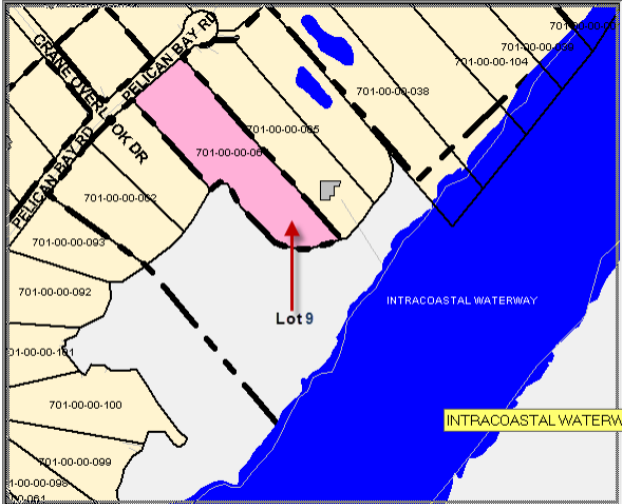
Lot 9

Unbuildable Frances Marion Forest wetlands offer expansive panoramic marshland views which particularly benefit Lot 9.

tracoastal
Waterway

100 feet

50 m

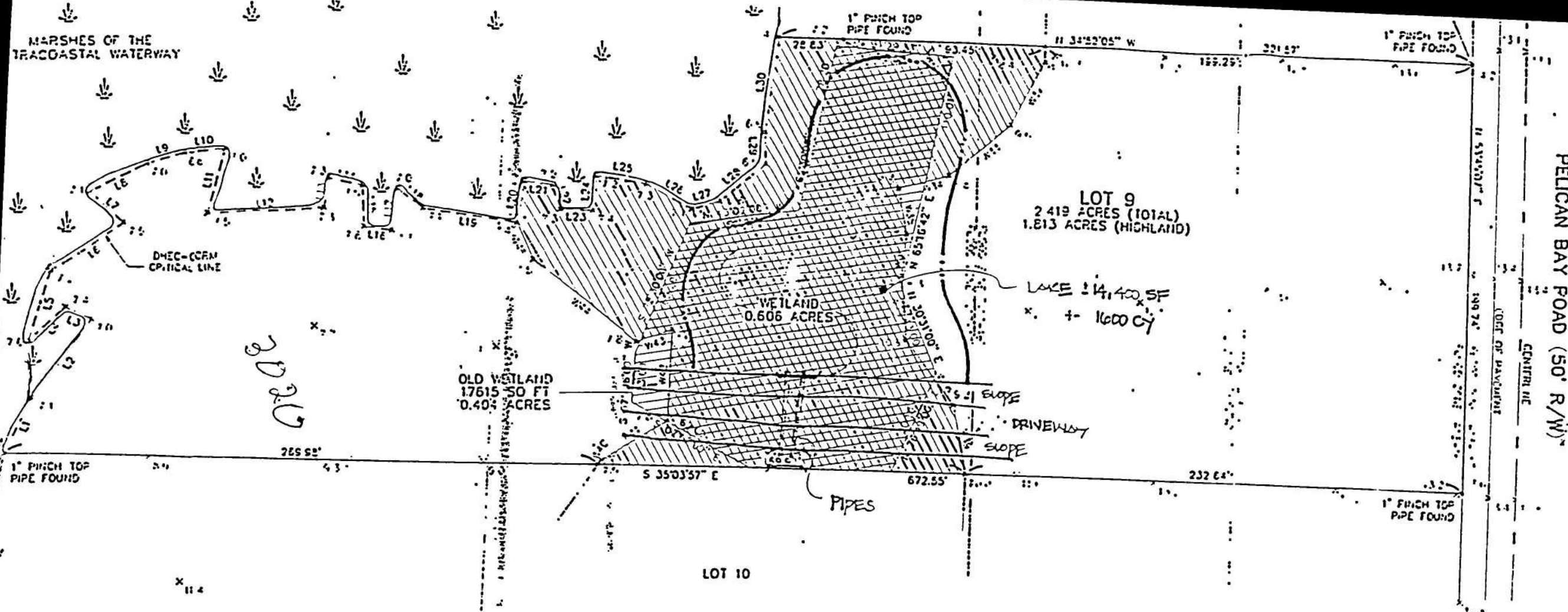


Water Bodies : INTR

1 : 3,724

1,882 x 1,536 (ft)

MARSHES OF THE TRACOASTAL WATERWAY



1" FINCH TOP PIPE FOUND

265.52'

X 114

OLD WETLAND
17615 SQ FT
0.40 ACRES

LOT 10

LOT 9
2.419 ACRES (TOTAL)
1.813 ACRES (HIGHLAND)

LAKE ± 14,400 SF
± 1600 CY

1" FINCH TOP PIPE FOUND

N 34°52'05" W

1" FINCH TOP PIPE FOUND

S 35°03'57" E

PIPES

DRIVEWAY

SLOPE

1" FINCH TOP PIPE FOUND

PELICAN BAY ROAD (50' R/W)

THE AREA SHOWN ON THIS PLAT IS A GENERAL REPRESENTATION OF DHEC-OCRM PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS, BY THEIR NATURE, ARE DYNAMIC AND SUBJECT TO CHANGE OVERTIME. BY GENERALLY DELINEATING THE PERMIT AUTHORITY OF THE DHEC-OCRM, THE OFFICE OF OCRM IN NO WAY WAIVES THE RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY WHETHER SHOWN HEREON OR NOT.

REFERENCES

- 1 REFERENCE PLAT RECORDED IN: PLAT BOOK 22, PAGE 13
- 2 TMS 701-00-00-064

NOTES

- 1 AREA DETERMINED BY COORDINATE METHOD
- 2 FLOOD ZONE LINE SHOWN ON THIS PLAT ARE SCALED FROM FEMA FLOOD INSURANCE RATE MAPS

BULLS BAY OVERLAP
PLAT OF LOT 9
CHRIST CHURCH PARISH
CHARLESTON COUNTY, SOUTH

MARCH 4, 1997 SCALE
REVISED JULY 10, 1997

OF THE... INFORMATION AND BELIEF... MADE IN... WITH THE REQUIREMENTS... FOR THE... OF LAND... TO THE REQUIREMENTS