



FREDERICA REALTY

HOME SITE 19 ~ 255 SAINT ANNIE'S LANE
MARSH FRONT HOME





255 SAINT ANNIE'S LANE

Marsh Front Home

*1.93 acres | 5,232 heated square feet | 4 Bedroom,
4 Bath, 1 Half Bath | 930 square feet unfinished bonus room
Designed by Harrison Design | Built in 2022*

This stunning Lowcountry residence exemplifies timeless design, custom craftsmanship, and the casually elegant lifestyle that defines Frederica living. Thoughtfully designed with an open, flowing floor plan and expansive living spaces, the home is positioned to capture sweeping western marsh views through floor-to-ceiling windows.

At the heart of the home, the inviting gathering room features beamed ceilings, a cozy fireplace, built-in bookcases, and seamless access to both dining and outdoor living areas. French doors open to a covered porch overlooking the serene marsh, an ideal space to unwind and take in the view.

The gourmet kitchen is a chef's dream, equipped with top-of-the-line appliances, a large center island with seating, and a generous pantry. Open to the gathering and dining areas, the kitchen is perfect for everyday living and entertaining alike.

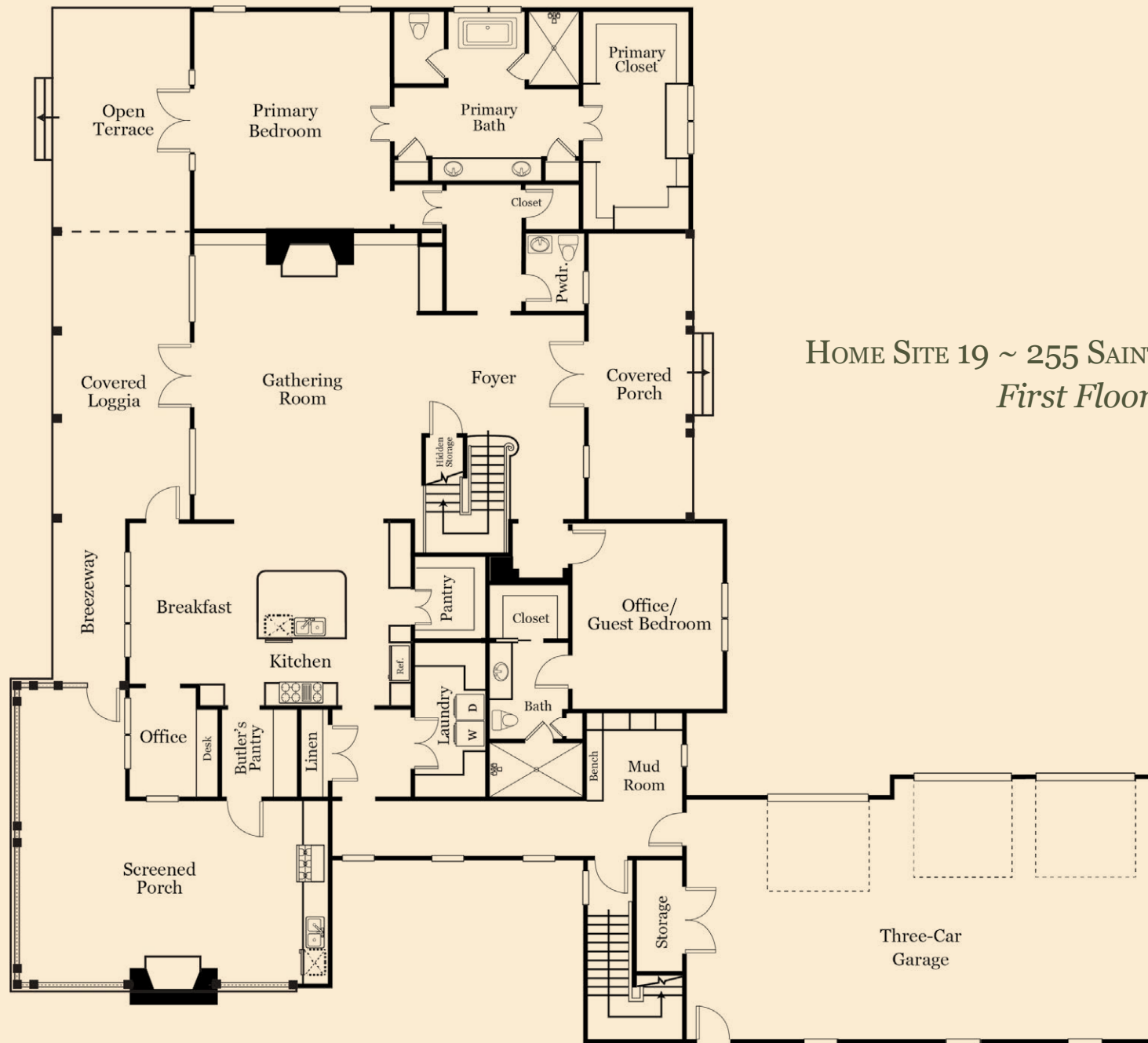
For year-round enjoyment, the screened porch offers an additional entertaining space with a wood-burning fireplace, gas grill, summer kitchen, beverage refrigerator, and soaring vaulted ceilings, all framed by the inspiring natural beauty of the marsh.

Upstairs, guests will enjoy two spacious en-suite bedrooms and a comfortable family room retreat, all with stunning marsh views. Included above the three-car garage is a 930-square-foot bonus room that can be finished to suit your needs, whether as a studio, guest suite, or office.

Set on a beautifully private 2-acre home site beneath a canopy of majestic live oaks, this home offers a rare combination of natural beauty, privacy, and proximity to all of Frederica Golf Club's premier amenities.

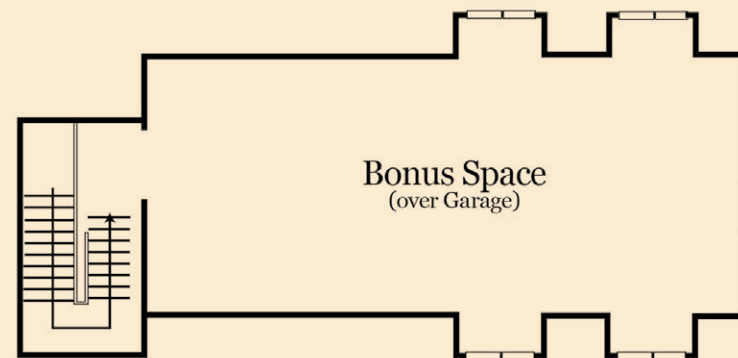
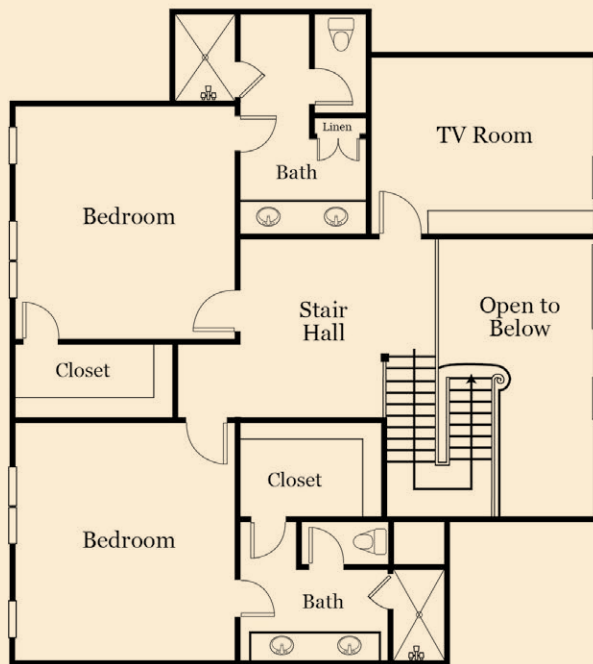
Features

- Cedar Shake roof
- 4 bedrooms, 4 full baths, 1 half bath
- Great room with fireplace and built-in cabinetry
- First floor master bedroom
- First floor guest suite or study
- Open gourmet kitchen with breakfast area
- Top-of-the-line appliances including Wolf gas range and Sub-Zero refrigerator.
- Large walk-in pantry
- Butler's pantry
- Office
- Large mudroom with built-in cabinetry
- Large laundry room with sink and plenty of storage
- Timber framed screened porch with wood burning fireplace, summer kitchen and vaulted ceilings.
- Covered terrace off the gathering room
- Automatic shades in the living room
- 2 second story guest suites with marsh views
- Second story gathering/TV room
- Bevalo lanterns above the 3 garage bays and over the front porch windows
- Custom brass hardware on kitchen cabinets
- Living Room cabinets feature horn handle hardware.
- The library sconces above the Living Room shelves are from Ann Morris
- Kitchen island lights are from Urban Electric
- Waterworks kitchen and powder room faucets
- Soapstone counter tops in the kitchen and powder room
- Fenced backyard with gates on both sides of house
- Beautifully landscaped by The Vine
- 11-foot ceilings throughout the first floor
- All closets offer wood shelving
- Security system
- Speakers in the living room, master bedroom, screened porch, covered porch, and kitchen
- 3 car garage with carriage style doors
- 3 Trane 17 Seer variable speed air conditioning systems
- Bella Cera Villa Borghese engineered 8" wide staggered length French oak floor
- Jeld-Wen Sitaline Auralast windows and doors
- Well for irrigation
- Heated pool with gas heater and remote operation



HOME SITE 19 ~ 255 SAINT ANNIE'S LANE
First Floor





HOME SITE 19 ~ 255 SAINT ANNIE'S LANE
Second Floor









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