



WILLIAM MEANS

1521 ROBIN ROOKE WAY

SPECIAL FEATURES

FOYER

- All 30 windows are operated by remote control shades

KITCHEN

- Sub-Zero refrigerator/freezer
- Miele dishwasher
- Sharp microwave drawer
- Wolf induction cooktop
- Two BlueStar wall ovens
- Wolf warming drawer
- Miele coffee/cappuccino maker
- Two Sub-Zero refrigerator drawers
- Scotsman ice maker
- Farm sink
- Prep sink
- Window opens out to service porch

MASTER BEDROOM

- Office includes a small wet bar with U-Line beverage cooler
- Two large walk-in closets and a third, expansive walk-in closet with central island

MASTER BATH

- Two master water closets
- Dual vanities
- Wet room with Japanese soaking tub and shower

HOME SYSTEMS

- Whole home audio system powered by Sonos
- Backup generator for first floor powered by an underground 250-gallon propane tank
- Tankless hot water heaters
- Four HVAC units all less than six years old
- Second garage has a Hoshizaki commercial ice maker

FOR ADDITIONAL INFORMATION:

Alex Brener • (843) 729-3098 • alex@williammeans.com
William Means Real Estate • charlestonrealestate.com



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SPECIAL FEATURES

EXTERIOR

- Custom landscaping
- Flowing fountain
- Fig, pecan, pomegranate, pear and lime trees
- Abundant ancient oaks and palmetto trees
- Landscape lighting throughout the property with excellent lowlighting at night

SCREENED PORCH

- 700+ sq. ft. with abundant living and dining space
- Features a fireplace and barnwood bar
- Perlick outdoor refrigerator
- Automatic vinyl shades powered by remote control for year-round porch use

POOL

- The expansive saltwater pool is approximately 1000 sq. ft.
- Offers multiple shallow ends and increased depth in the center
- Surrounded by a massive patio with ample space for lounge chairs, perfectly situated to enjoy sunsets over the Stono River

DOCK

- 10 minutes to the Atlantic Ocean
- At 88' long, the dock is a stone's throw from the shoreline and still has access to full deep water at low tide
- Massive 625 sq. ft. pierhead accommodates 15-20 people - 375 sq. ft. is covered and 250 sq. ft. is uncovered
- 16,000 lb. boat lift can accommodate large fishing boats and has a roof of approx. 445 sq. ft.
- Floating bridge has two 30'x10' floating docks with an additional 15 feet between them to park a third boat or jet skiis
- Water, power and sink all installed
- A dock of this size is a rare find on a private residential property

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