



AI-RENDERED CONCEPT

WILD DUNES • ISLE OF PALMS, SOUTH CAROLINA

Imagine the Possibilities

10 Waterway Island Drive

One of the most desirable lots in Wild Dunes, with open marsh and Intracoastal views. The house is well built and well kept, but its finishes date to the 1980s. These concepts show what thoughtful updates could look like.

Built 1985 **Size** 3,134 sq ft **Lot** 0.49 acres **Setting** Marsh & Intracoastal views

PLEASE NOTE

Every renovation image on this page is **AI-generated** to illustrate possibilities. None of these ideas has been designed or reviewed by an architect, engineer, or contractor, or submitted to the **Wild Dunes Architectural Review Board**. They are for inspiration only and are not plans, proposals, or promises of what can be built.

5 concepts

Front Exterior

Keeping the existing home rather than starting over has real advantages: an easy entry with very few steps and a first-floor primary bedroom. The exterior reflects its mid-1980s roots, and some well-chosen updates could go a long way toward a fresh, current look. Here are five different directions, including the aerial view at the top of this page.



A bigger reimagining. Dormers, a covered front porch, and an expanded garage. This is the most ambitious direction and goes well beyond a refresh, so it would need the most study.



Crisp white cottage. White board-and-batten siding, carriage-style garage doors, and generous plantings along the drive.



Reworked garage entrance.

One way to update the front and the garage. Not drawn to scale, but the garage modification alone could be worth exploring, even without adding living space above it.



Stone and native plantings. A warm cream palette with a stone base and low-maintenance coastal landscaping.

2 concepts

Rear Exterior & Pool

The home sits close to the property line, which keeps the land in front of it open toward the views. A thoughtfully designed pool could complement that setting while preserving the sense of openness. The pool idea has not been submitted for approval, so we can't say whether it would be feasible as shown.



Pool and deck. A pool set into a wide deck under the live oak, facing the marsh.



Marsh side. The rear elevation with refreshed siding and its walls of windows facing the water.

3 concepts

Kitchen

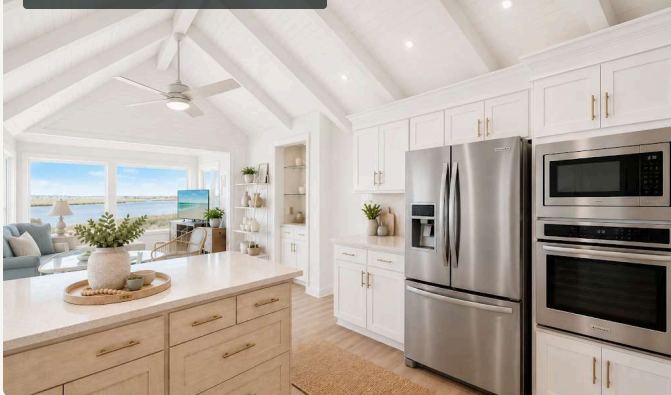
Most of these concepts keep the existing floor plan. The kitchen ideas range from a cosmetic refresh to a reconfigured space with a center island.

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Refresh the existing layout. Keeps the original layout and cabinet bases with new Shaker-style doors, hardware, appliances, countertops, and paint. This gives the kitchen a fresh look without the expense and disruption of a complete renovation.

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Vault the ceiling. Same layout, with the ceiling opened up for a brighter, more open feel.

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Add a center island. A step further, reconfiguring the space around a large island with seating.

1 concept

Living Room

The living room keeps its footprint and its wall of windows on the marsh. This concept brightens it with a vaulted, paneled ceiling, an updated fireplace, and built-in shelving.



Living room. White board-and-batten walls rise to a vaulted ceiling with a skylight, with a refreshed fireplace and the marsh just beyond the windows.

2 concepts

Primary Suite

The first-floor primary suite is one of the home's best features. These ideas keep the floor plan and update the flooring, paint, finishes, and bath.

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Primary bedroom. Light floors and soft coastal colors, with a sitting area that looks out over the marsh.

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Primary bath. A double vanity, walk-in glass shower, and soaking tub in warm, natural tones.

6 concepts

Guest Rooms

Updated flooring, paint, décor, and baths for the guest rooms and upstairs landing. One idea worth exploring is a private bath for the bedroom now used as an office. That might make the most sense if living space were added above the garage, or if dormers could open up the space under the eaves.



Bedroom 3. Light, quiet finishes that let the marsh view through the big window do the work.



Bedroom 3 bath. A walk-in glass shower with a lit niche and a new white vanity.



Upstairs landing. Shiplap walls and a new wood-and-metal railing at the top of the stairs.



Twin guest room. A relaxed coastal guest room opening to the deck and the marsh.



Fourth bedroom. A guest room shown with an adjoining bath behind a sliding barn door.



Shared bath. A walk-in shower and clean, light finishes.

Renovate or build new

The Land

ESTIMATED LAND VALUE

\$2.9M

Our estimate of what the land alone is worth, above the asking price for the land and the house together.

Waterway Island is the most prestigious address in Wild Dunes, and this lot is why. It fronts protected marsh that can't be built on, with long views across to the Intracoastal Waterway.

BUILDABLE LAND

81% more

than 5 Waterway Island, which sold as a teardown.

10 Waterway Island ≈ 21,340 sq ft

5 Waterway Island ≈ 11,760 sq ft

How we got there

5 Waterway Island, down the street, sold as a teardown for \$1.7 million three years ago. Nearly half of that lot is marsh that can't be built on. With appreciation since the sale, it would bring roughly \$2.0 million today. 10 Waterway has 81% more buildable land (about 21,340 sq ft vs. 11,760). Even valuing that extra land at a steep discount puts this lot near \$2.9 million.

Whether you renovate or build new, the price reflects the land. The house comes with it.

NEXT STEPS

Make it yours

These renderings are conceptual and would need further exploration to determine feasibility. We believe this property offers wonderful opportunities to update and personalize the home while taking full advantage of its setting.

Please reach out with any questions, or if you'd like to talk through any of these ideas.

Dennis Samuelson

dennis.samuelson@carolinaone.com

Ginger Samuelson

Mobile 843.810.9684 · Office

843.886.9444

ginger.samuelson@carolinaone.com

Carolina One Real Estate · 1507 Palm Blvd, Isle of Palms, SC 29451

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