PRIVATE ISLANDS INC.

KINGSTON KEY

ACE BASIN, SOUTH CAROLINA



12 ACRES · FREEHOLD

8 PERMITTED HOMESITES · LAGOON

32.438°N 80.497°W



THE ESTATE

At a Glance

LOCATION	ACE Basin, South Carolina
TITLE	Freehold
LAND AREA	12 acres
HOMESITES	8 permitted sites
LAGOON	2.5 acres, man-made
HIGH POINT	11 ft

PERMITTED HOMESITES

Eight distinct sites of 0.75 to 1.2 acres ring the island, each with underground utilities, city water and grid power already in place.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
12 acres

TITLE
Freehold

TERRAIN
Low marsh hammock

WATERS
St. Helena Sound

ACCESS
Private causeway

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REGION — SOUTH CAROLINA — THE ACE BASIN

The ACE Basin, where the Ashepoo, Combahee and Edisto rivers meet St. Helena Sound, is one of the largest undeveloped estuaries on the United States East Coast. Around Beaufort, the Lowcountry runs to live oaks, salt marsh and tidal creeks, and freehold is the standard form of land title.





THE KEY

A Lowcountry Sanctuary

Kingston Key is a rare 12-acre private island sanctuary that offers the ultimate Lowcountry offshore experience without the isolation of boat-only access. Ancient live oaks and Spanish moss shade a fully serviced, turnkey island inside the ACE Basin National Wildlife Refuge.

THE LAND

Oaks, Marsh and Open Sky

The island rises gently from the marsh as a wooded hammock of live oaks and palms, with landscaped walking paths around its lagoon and private beach areas along the shore. Bald eagles, ospreys and diverse marine life work the creeks around it.

WHAT IS READY

Permits and Utilities in Place

The property is subdivided into eight distinct home sites, each ranging from 0.75 to 1.2 acres, encircling the island so every future residence captures a unique panoramic vista. All sites feature underground utilities, with active permits in place.

LAGOON AND DOCK

The Island's Focal Points

A 2.5-acre man-made lagoon serves as the island's interior focal point, surrounded by landscaped walking paths and exotic palm trees. On the deep-water side, a large private boat dock stands in place, primed for a modern rebuild.





LAND AND WATER

Marsh, River and Sound

Kingston Key offers a front-row seat to the natural majesty of St. Helena Sound. The island provides 360-degree views of the Morgan River, the Atlantic Ocean, and the blue-green salt marshes that characterise the South Carolina coast. As part of a protected estuary, it is a haven for bald eagles, ospreys and diverse marine life, with bird watching and nature-immersed relaxation at the lagoon and the private beach areas.

KNOWN FOR

Car access to an island: a gated, half-mile paved causeway, eight permitted homesites and a 2.5-acre lagoon in the ACE Basin.

DAYTIME HIGH ±92°F · NIGHT LOW ±40°F



BY ROAD

The Causeway

A gated, half-mile paved road lined with palm trees connects the island directly to St. Helena Island, allowing vehicle access around the clock, a rarity for a 12-acre private island. The listing puts historic Beaufort 15 minutes away and the amenities of Fripp Island 10 minutes away.

BY WATER

Dock on Deep Water

A large private boat dock sits on the deep-water side of the island, and the property lies directly off the Intracoastal Waterway, making it a natural base for yachting and coastal exploration along St. Helena Sound.

DISTANCES — STRAIGHT LINE

Beaufort 10 mi · Fripp Island 8 mi · Hunting Island State Park 6 mi

12 ACRES • FREEHOLD • ONE ISLAND, EIGHT HOMESITES

LOCATION

On the Map

ACE BASIN • ST. HELENA SOUND, SOUTH CAROLINA



GALLERY

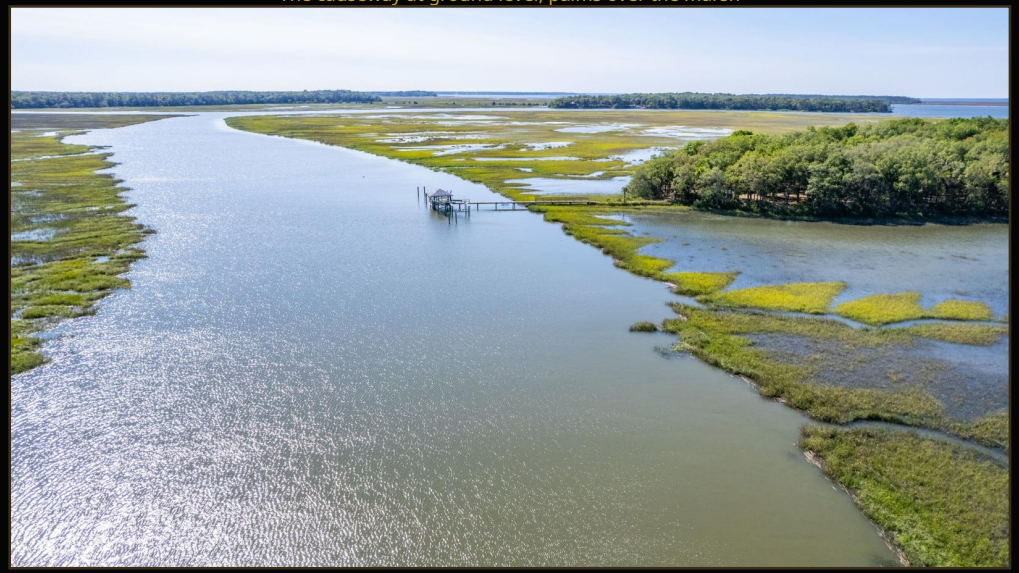
The Estate in Frames



The causeway at ground level, palms over the marsh



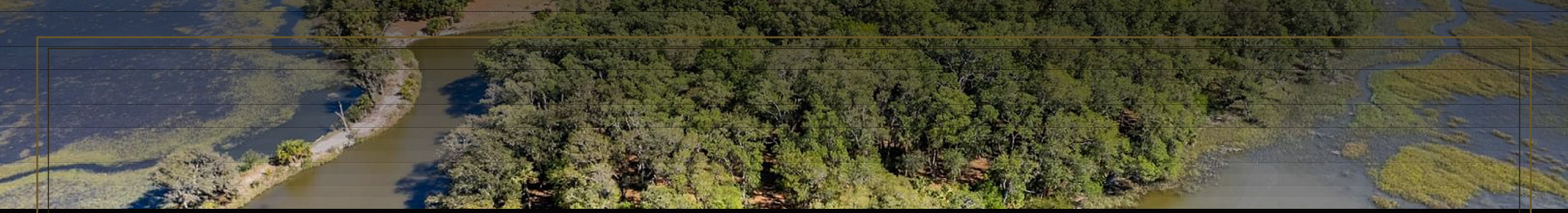
The gated entrance to the island road



The private dock on the river channel



The lagoon at the island's edge



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

KINGSTON KEY

ACE BASIN, SOUTH CAROLINA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

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