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A South Carolina Island Resort for the Family

By: Emily Nonko

Location: Kiawah Island, SC Price: \$6,250,000

This Kiawah Island home comes with dock access and plenty of greenery. It is asking \$6.25 million —Emily Nonko



Chap and Ann Johnston chose Kiawah Island, S.C., as their retirement home 12 years ago. ‘We have an active family who love the outdoors,’ says Mr. Johnston. The couple paid \$1.75 million in 2003 for a vacant 1-acre plot and hired architect Skip Wallace to design and construct a waterfront house.

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Mr. and Ms. Johnston, both 71, are avid boaters and kayakers who were drawn to the property's existing dock. 'It's the longest dock on the river,' Mr. Johnston says. Though they share it with their neighbor, the family has their own boat lift and private floating dock. The couple often boats to Charleston, just over 20 miles away.

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The three-story home was finished in cedar-wood shingle siding. It also has columns, covered porticos and curving verandahs. The garage on the ground level is filled with kayaks, bikes and fishing equipment. 'It's the perfect arrangement to take advantage of all the different types of activities here,' Mr. Johnston says.

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There are three levels of decks, including one that wraps around the home and faces the river. The Johnstons added the majority of landscaping during construction, including jasmine, palm trees and live oaks with Spanish moss.

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The Johnstons often host friends and family, including their five grandchildren. They asked Mr. Wallace, the architect, to design a layout that would feel 'open and comfortable for guests,' Ms. Johnston says. 'It's very functional for the two of us, but opens up for everybody to do what they want to be doing.'

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Ms. Johnston worked with Mr. Wallace in designing the kitchen on the second floor. The space revolves around a 10-foot marble island and Ms. Johnston selected soapstone for the counters and backsplash. From the window, she has a view of oak trees, the waterfront and evening sunsets.

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An extra office and pantry space is located behind the kitchen's pocket doors.

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The two-story oval foyer offers access to a 'club room' on the first floor and three guest bedrooms. The curved wrought-iron staircase leads to living spaces, while the third floor holds the master suite. There are a total of six bedrooms, five bathrooms and two half-bathrooms across 7,427 square feet.

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The master bedroom was finished with a wood-barreled ceiling and large windows looking onto the water. Ms. Johnston added a 'secret door' on her side of the bed to access the en suite bathroom.

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The home is listed for \$6.25 million through Kiawah Island Real Estate.

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The third-floor master suite includes a sitting room with a fireplace, a separate office, a laundry room and access to a covered porch and river-facing sun deck.

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The family enjoyed being surrounded by wildlife. 'I bought a birding book and it has been an education,' Ms. Johnston says. The couple also sees dolphins when they go kayaking. 'When you kayak out behind the islands, you don't see any buildings of any kind,' Mr. Johnston adds.

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The Johnstons have decided to sell their home to be closer to their grandchildren in Mount Pleasant. 'There's been so much to do,' Ms. Johnston says of their time on Kiawah Island. 'It's been a great fun time.'

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