



# 2256 Ion Avenue, Sullivans Island, 29482, SC

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**Price - \$4,000,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
5	3	1	3470	0.5100	1930	72 Days

## Features

### Exterior

- Balcony
- Rain Gutters

### Cooling

- Central Air

### Heating

- Electric

### Floors

- Ceramic Tile
- Wood

### Roof

- Metal

### Laundry Features

- Laundry Room

## Interior Features

- High Ceilings
- Walk-In Closet(s)
- Eat-in Kitchen
- Family
- Formal Living
- Entrance Foyer
- Separate Dining

## Utilities

- Dominion Energy
- SI W/S Comm

## Fireplace Features

- Family Room
- Gas Log

## Lot Features

- .5 - 1 Acre

## Style

- Traditional

## Other

- Ceiling Fan(s)
- Multiple Closets
- Walk-In Closet(s)

## Description

Rare opportunity to purchase a centrally located Sullivan's Island home that retains many of its original historic details, combined with recent modern additions. This charming home greets guests with a large entry foyer with heart pine floors that are found throughout the home. Adjacent to the foyer is the living room with adjoining sunroom. Opposite is the beautifully appointed separate dining room. The updated kitchen welcomes plenty of natural light and is open to the family room. It offers granite countertops, stainless steel appliances, and an island with seating. Off of the family room, which has a gas fireplace and built-in bookshelves, is a large deck overlooking the expansive backyard. The primary suite is also accessed off the family room and offers multiple closets and a large bathroom. Also on the first floor is a laundry room, a study/den/office, and a half-bath with designer touches. Two bedrooms are located on the second floor, along with an updated full bath and an east facing deck. As with much of the house, the second floor has a significant amount of beadboard, adding to the historic fiber of the property. On the lower level, there are two more bedrooms, a full bathroom, a kitchenette, and large family room. It's a perfect spot for guests or older children. On the exterior, a welcoming screen porch greets guests and is great for entertaining with both a sitting area and an outdoor dining space. The property also has a one car garage and a carport for a golf cart. There is a second laundry room under the deck that is perfect when returning from the beach. The street-to-street lot is half an acre and offers expansive space for a large pool. There is fantastic potential for the next owner to customize the yard into their own coastal retreat. The desirable location of the lot is just a short stroll to the beach at Station 22.5, or to all the restaurants and shopping Sullivan's Island has to offer. The current home offers five bedrooms, three-and-a-half bathrooms, and 3,470 sqft. Available are exceptional town approved plans by Beau Clowney that would add two bedrooms, two full bathrooms, and approximately 900 sqft. The plans include a covered porch with outdoor fireplace off of the kitchen and a separate garage with an office above. These stellar plans offer modern living while keeping the historic feel.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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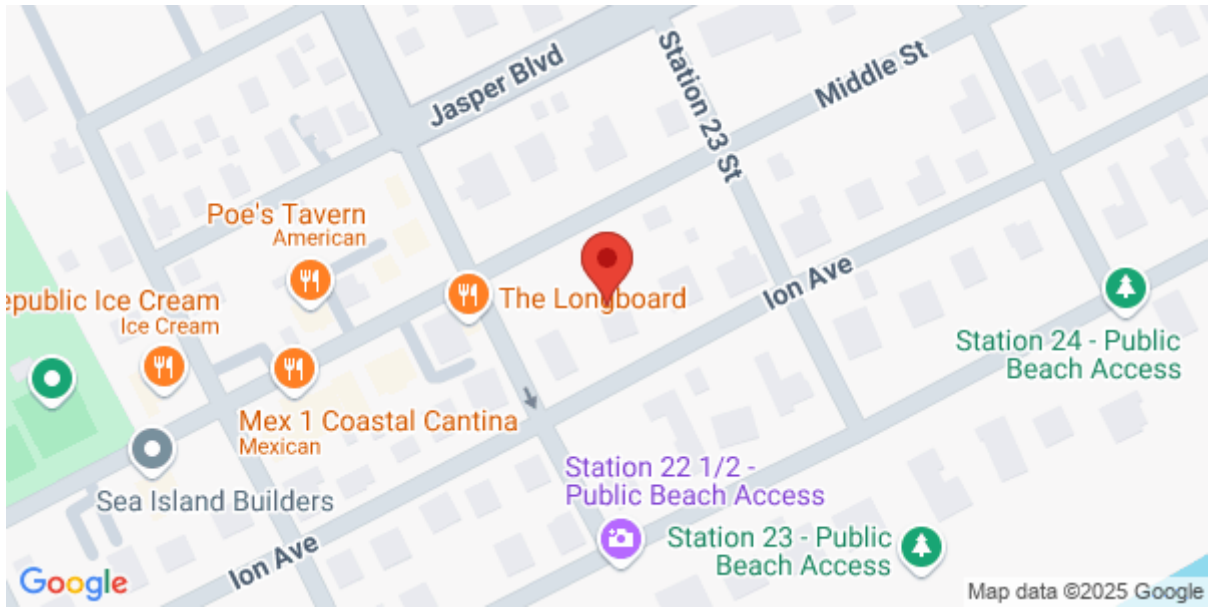
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### **Check On Site**



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### **Location**



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