



406 Patriot Street, Sullivans Island, 29482, SC

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Price - \$2,999,999

| Bedrooms | Baths | Half Baths | SqFt | Lot Size | Year Built | DOM |
|----------|-------|------------|------|----------|------------|---------|
| 3 | 3 | 1 | 2427 | 0.1600 | 1971 | 55 Days |

Features

Exterior

- Balcony
- Lawn Irrigation
- Lawn Well

Cooling

- Other

Heating

- Electric

Floors

- Ceramic Tile

Interior Features

- Laminate
- Vinyl
- Wood
- Bamboo
- Elevator
- Bonus
- Living/Dining Combo
- Office
- Ceiling - Smooth
- Ceiling Fan(s)

Utilities

- Dominion Energy
- Charleston Water Service

Lot Features

- 0 - .5 Acre
- Level

Style

- Traditional

Laundry Features

- Electric Dryer Hookup
- Washer Hookup

Window Features

- Some Storm Wnd/Doors
- Storm Window(s)
- Window Treatments - Some

Other

- Ductless
- Asphalt
- Ceiling Fan(s)

Description

Charming Custom-Built Home on Sullivan's Island - Unique and Private Living

Built in 1971, this one-of-a-kind home on Sullivan's Island was designed for a life of comfort, privacy, and flexibility. Each level of the home offers distinct, fully functional spaces, ensuring that no area goes unused. Situated on a quiet, dead-end street across from the historic 1812 cemetery, this property offers peaceful seclusion with easy access to all the best that the island has to offer.

First Floor: Private Bedroom Retreat The first floor is dedicated to a spacious bedroom (15x20ft), offering a peaceful haven with access to a large screened-in porch that wraps around three sides of the house. The porch, 5 feet deep, also features a conveniently located washer and dryer, ideal for easy access from the bedroom. A separate hallway door provides access to the porch for other residents without entering the bedroom, ensuring privacy for all. This floor also includes a full bathroom.

Second Floor: Family Room & European-Style Bath On the second floor, you'll find a generously sized family room, also the same size as the first-floor bedroom. It features a unique European-style bath, where you can relax while enjoying complete convenience. The family room has direct access to a porch that's perfect for use as a glass and woodwork studio. It also features a great vantage point for watching Sullivan's Island fireworks displays. The outdoor unit for the zone air-conditioner is conveniently located here.

Third Floor: Versatile Space The third floor offers a more intimate space, approximately half the size of the lower floors, ideal for a variety of uses. Although it doesn't include a shower, this floor offers flexibility for those who need additional living or work space.

Downstairs: Large Family Room, Kitchen, and Bedroom The ground floor features an expansive family room, a fully-equipped kitchen, and a flexible bedroom space that can easily be converted into two bedrooms, depending on your needs. Whether you're hosting friends or relaxing with family, this space offers both function and style.

Outdoor Living and Privacy The home is set on a lot with enough yard space for gardening, including room for roses and blueberries. Located on a quiet dead-end street, the property offers privacy and peace of mind, with minimal traffic. The house's location, directly across from a historical cemetery, adds an extra layer of charm and tranquility. This custom-built home offers unmatched versatility, ideal for anyone looking to enjoy the relaxed lifestyle of Sullivan's Island. With a design that maximizes space and provides ultimate privacy, this home is perfect for those who want to live with every room serving a purpose. Don't miss the opportunity to call this extraordinary property your own.

SEE THIS PROPERTY



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Check On Site



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Location



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