



12 Percy Street, Charleston, 29403, SC

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Price - \$2,000,000

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
4	2	1	2417	0.0800	1885	81 Days

Features

Exterior

- Balcony

Cooling

- Central Air

Heating

- Natural Gas

Floors

- Wood

Roof

- Metal

Laundry Features

- Laundry Room

Utilities

Lot Features

Interior Features

- Separate Dining

- Charleston Water Service
- Dominion Energy

- 0 - .5 Acre
- Level

Other

Style

- Charleston Single

- Central
- Ceiling Fan(s)
- Multiple Closets

Description

Price Improvement! Step back in time to circa 1885 and experience the seamless blend of historic grandeur and modern refinement at 12 Percy Street. Nestled in the heart of Elliottborough/Cannonborough, this newly restored Charleston Single home embodies the timeless elegance of the Holy City, all while delivering luxurious contemporary living. Since 2020, the property has undergone an extensive transformation, ensuring both luxury and efficiency. It's easy to comprehend why this house is recognized as a "Guest Favorite" on AirBnB, with a rating of 4.98/5. Highlights include a fully renovated kitchen and living room, featuring custom cabinetry, marble countertops, a high-end Italian dual-fuel range, and new white oak flooring, while solar rejection window film enhances energy efficiency. Additional upgrades include a new HVAC system, a tankless water heater, and a whole-house electrical monitoring system. Upstairs you'll find the rooms have been reconfigured to allow for flow and functionality, along with 2023-updated bathrooms. The entire home has been equipped with tamper resistant electrical outlets. Outdoors the home comes with a new backyard and front yard irrigation system, a new tabby driveway with a historic brick apron, an expanded wrought iron entry gate, a 7-foot masonry privacy wall, and new half-round gutters. The backyard, now features a historic brick patio, and custom wood HVAC screens. In the front, you'll notice new flower-boxes adorning the windows. Furthermore, upgrades include all new attic insulation, a 5-camera exterior surveillance system (Arlo), underground electrical and internet utilities for an unobstructed view from the piazza, a relocated gas meter, a leak detection & automatic shutoff system (Moen Flo), and a modified crawlspace encapsulation with a dehumidifier for optimal air circulation. As a bonus to all of the work that has gone into this home, 12 Percy Street sits high and dry in the X flood zone (so flood insurance is not required). Just two blocks from iconic King Street, this premier location puts you in the heart of Charleston's most celebrated dining, shopping, and cultural destinations. Enjoy award-winning restaurants like Chubby Fish and Vern's, each offering a unique culinary experience. For everyday conveniences, The Veggie Bin, a beloved local grocery store, is just around the corner, providing fresh, locally sourced produce and provisions. The College of Charleston is a leisurely ten-minute walk, and both Charleston International Airport and sun-kissed beaches are just a twenty-minute drive away, the perfect balance of urban convenience and Lowcountry retreat. This four-bedroom, two-and-a-half-bathroom residence has been designed for both comfort and versatility. The main-floor guest suite provides a serene escape, complete with a queen bed and a dedicated workspace perfect for remote work or visiting guests. (Upstairs, two expansive guest rooms, each with king beds, share a beautifully appointed full bath, featuring designer wallpaper and a luxurious walk-in shower. The primary suite is a sanctuary of elegance, boasting a queen bed, spa-like ensuite bath with dual vanities, and a vintage-inspired soaking tub and shower combination. The second-floor piazza, a quintessential Charleston feature, offers a picturesque setting for morning coffee or sunset cocktails, where the soft rustle of palmetto trees completes the experience. An invaluable asset in downtown Charleston, 12 Percy Street offers coveted off-street parking, with a driveway that accommodates two compact SUVs a rarity in this historic district. Whether you seek a charming primary residence, an exquisite vacation home, or a high-performing investment property, this one-of-a-kind home effortlessly blends history, luxury, and an unbeatable location. ((Don't miss the opportunity to own a piece of Charleston's storied past schedule your private tour today! Home sold fully furnished (at the buyer's request).

SEE THIS PROPERTY



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Location



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