



# 138 Broad Street, Charleston, 29401, SC

[https://searchrealestate.co/properties/138-broad-street/charleston/sc/29401/MLS\\_ID\\_25008758](https://searchrealestate.co/properties/138-broad-street/charleston/sc/29401/MLS_ID_25008758)



**Price - \$989,000**

Bedrooms	Baths	SqFt	Year Built	DOM
2	2	1697	1882	21 Days

## Features

<b>Cooling</b> <ul style="list-style-type: none"><li>• Central Air</li></ul>	<b>Heating</b> <ul style="list-style-type: none"><li>• Forced Air</li><li>• Heat Pump</li></ul>	<b>Floors</b> <ul style="list-style-type: none"><li>• Ceramic Tile</li><li>• Wood</li></ul>
<b>Roof</b> <ul style="list-style-type: none"><li>• Metal</li></ul>	<b>Laundry Features</b> <ul style="list-style-type: none"><li>• Washer Hookup</li><li>• Laundry Room</li></ul>	<b>Community Features</b> <ul style="list-style-type: none"><li>• Trash</li></ul>

**Interior Features**

- Ceiling - Smooth
- High Ceilings
- Kitchen Island
- Ceiling Fan(s)
- Family
- Formal Living
- Great
- Separate Dining

**Utilities**

- Charleston Water Service
- Dominion Energy

**Fireplace Features**

- Bedroom
- Dining Room
- Living Room
- Three +

**Lot Features**

**Window Features**

- Window Treatments
- High
- Interior Lot
- Level

## Description

Welcome to 138 Broad Street, a distinguished residence nestled between two of Charleston's most sought-after neighborhoods: Harleston Village and the iconic South of Broad. Steeped in history, this grand home, built in 1882, is a proud addition to Charleston's Historic Preservation List since 1984, protected under the HCF easement. Currently divided into three units, Unit A stands as the most expansive at 1,697 sq ft, occupying the entire ground level. This residence boasts two generously proportioned bedrooms, each flanking opposite sides of the property, and two full bathrooms, one of which is an ensuite to the primary bedroom. The home's original heart of pine hardwood floors have been beautifully preserved, adding to the timeless elegance throughout. Magnificent French doors, preserved in their original style, connect the formal living and dining areas to the kitchen and the welcoming front porch, all while showcasing Charleston's signature historic architecture. Three original masonry fireplaces grace the home, infusing each room with warmth and character throughout the seasons. At an impressive 14 feet, the soaring ceilings and abundant windows invite sunlight to fill the space, creating a sense of openness and a blank canvas for the next owner's personal touch. One of the home's most notable features is the massive 12-foot pocket doors, a striking tribute to 19th-century craftsmanship. These doors offer the unique ability to transform the living and dining areas into a unified expanse or separate, intimate spaces. The living room's built-in bookshelves elegantly flank the painted and preserved fireplace, adding to the room's charm. The primary bedroom is generously sized, and the ensuite bathroom is spacious, offering potential for expansion or the addition of a walk-in closet. The second bedroom, equally spacious, could serve as a secondary primary suite, complete with a walk-in closet area and a full bathroom just outside the door. With minor modifications, this bathroom could easily be incorporated into the guest bedroom suite for added convenience. Unit A also includes (2) deeded off street parking spaces in the back of the property. An As-Is appraisal is available, reflecting a value of \$1.15 million. The sellers have priced this property to sell, providing the next owner with the rare opportunity to build instant equity and transform this residence into their dream home or an idyllic pied-à-terre. The surrounding neighborhood speaks for itself. This home is centrally located within walking distance of Charleston's world-class dining and retail offerings. Enjoy evening strolls around the serene Colonial Lake, take in the beauty of White Point Garden, or wander along the historic Battery. The community exudes a welcoming charm, where friendly greetings and spontaneous invitations for cocktails from neighbors are a daily occurrence. Broad Street offers a true sense of place, embodying the heart of Charleston's quintessential downtown neighborhood. 138 Broad Street is a treasure trove of Charleston's rich history, and it awaits the next visionary owner who will honor its legacy while crafting a timeless future.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

Email: jameseschiller@gmail.com

### Check On Site



[https://searchrealestate.co/properties/138-broad-street/charleston/sc/29401/MLS\\_ID\\_25008758](https://searchrealestate.co/properties/138-broad-street/charleston/sc/29401/MLS_ID_25008758)

### Location



138 Broad Street, Charleston, 29401, SC