



# 1706 Avalon Circle, Charleston, 29407, SC

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**Price - \$479,999**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
2	2	1	1664	0.1800	1960	54 Days

## Features

Cooling	Floors	Laundry Features
<ul style="list-style-type: none"><li>Central Air</li></ul>	<ul style="list-style-type: none"><li>Carpet</li><li>Wood</li></ul>	<ul style="list-style-type: none"><li>Washer Hookup</li><li>Laundry Room</li></ul>

## Interior Features

- Ceiling - Cathedral/Vaulted

- Ceiling - Smooth
- Walk-In Closet(s)
- Ceiling Fan(s)
- Eat-in Kitchen
- Family
- Formal Living
- Loft

**Utilities**

- Charleston Water Service

**Lot Features**

- 0 - .5 Acre

**Other**

- Asphalt
- Central
- Ceiling Fan(s)
- Sitting Room
- Walk-In Closet(s)

**Style**

- Ranch

## Description

2 BEDROOM + LOFT SPACE! Loft can be used as an office, guest room, playroom...the possibilities are endless! The seller has made important upgrades including the crawlspace and bathroom!\*\*\*Ask about the possibility of receiving 1% reduction in interest rate and free refi.\*\*\*

Charming West Ashley Home with Endless Character! If you've been searching for a home that perfectly blends charm, convenience, amazing location, and personality, look no further! Nestled on a corner lot in West Ashley, this property offers an unbeatable location just 2 miles from I-526 and 2.9 miles from I-26. From the moment you arrive, you'll appreciate the welcoming front porch, inviting you into a home filled with warmth and style. Step inside to discover a spacious family room with vaulted ceilings and wood flooring, creating an open and airy feel. Just above, a versatile loft space overlooks the main living area ideal for a home office, guest retreat, optional bedroom, or flex space. Flowing from the living room, the dining area is perfect for hosting gatherings, while the bright and airy kitchen boasts abundant white cabinetry, stainless steel appliances, and ample counter space. Adjacent to the family room, you'll find a cozy den/formal living room, offering even more space to relax and entertain. The primary suite is a true retreat, featuring a sitting room/walk-in closet and a luxurious en suite bath with stunning tile work, a dual-sink vanity, and a frameless tile step-in shower with a built-in bench. Another bedroom with its own en suite bath is also located on the main level, along with a separate laundry room for added convenience. Outside, you'll love the large patio and fully fenced-in yard, perfect for outdoor gatherings, gardening, or simply unwinding. Additional highlights include a driveway, a roomy carport, and extra storage space. This home has an incredible location under a half mile from Sam Rittenberg Blvd and just 1 mile from the Harris Teeter Shopping Plaza and Ashley River Road. With its unbeatable location, thoughtful layout, and undeniable charm, this home is truly a must-see. Don't miss your chance schedule your showing today! \*The loft space has been included in the total sq ft. \*\*See documents section for before and after photos.

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

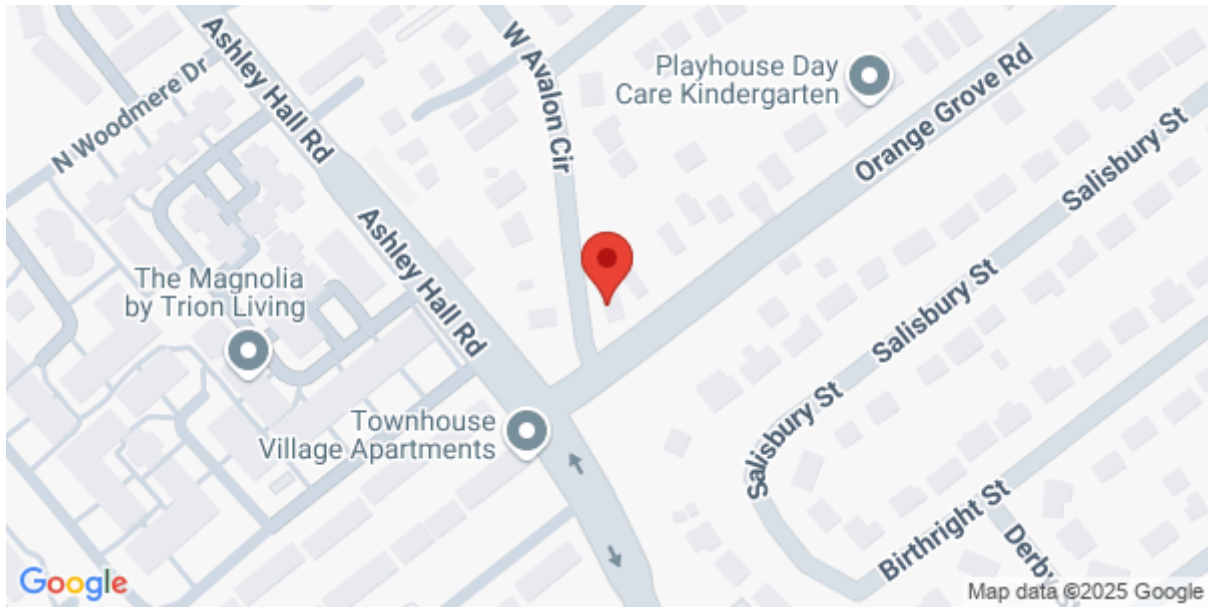
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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