



# 2326 Birdie Garrett Street, Charleston, 29405, SC

[https://searchrealestate.co/properties/2326-birdie-garrett-street/charleston/sc/29405/MLS\\_ID\\_24028469](https://searchrealestate.co/properties/2326-birdie-garrett-street/charleston/sc/29405/MLS_ID_24028469)



**Price - \$169,000**

**Lot Size    DOM**

0.1300      278 Days

## Features

### Utilities

- Electricity Connected
- Water Connected

### Other

- Marshfront

## Description

New survey recorded Feb. 28, 2024. Approved for a single-family residence (SR-1). City water and sewer available. Flood Zone AE-11. Hard-to-find buildable, marsh front lot with incredible water views of the Ashley River. Priced at \$169,000! Close to the "Coming Soon" 192-Acre waterfront Magnolia Landing Development, Charleston's largest mixed-use project! Conveniently located near many restaurants, two waterfront parks, nightlife, the Arthur Ravenel Jr. Bridge, Mt. Pleasant, and I-26. There's no minimum square footage to build, and no HOA or CCR. The buildable footprint within the setbacks are 31'-6" x 54'-6". Dolphin Cove Marina and the 32,000 SF SK8 Park are nearby!

## SEE THIS PROPERTY



### James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

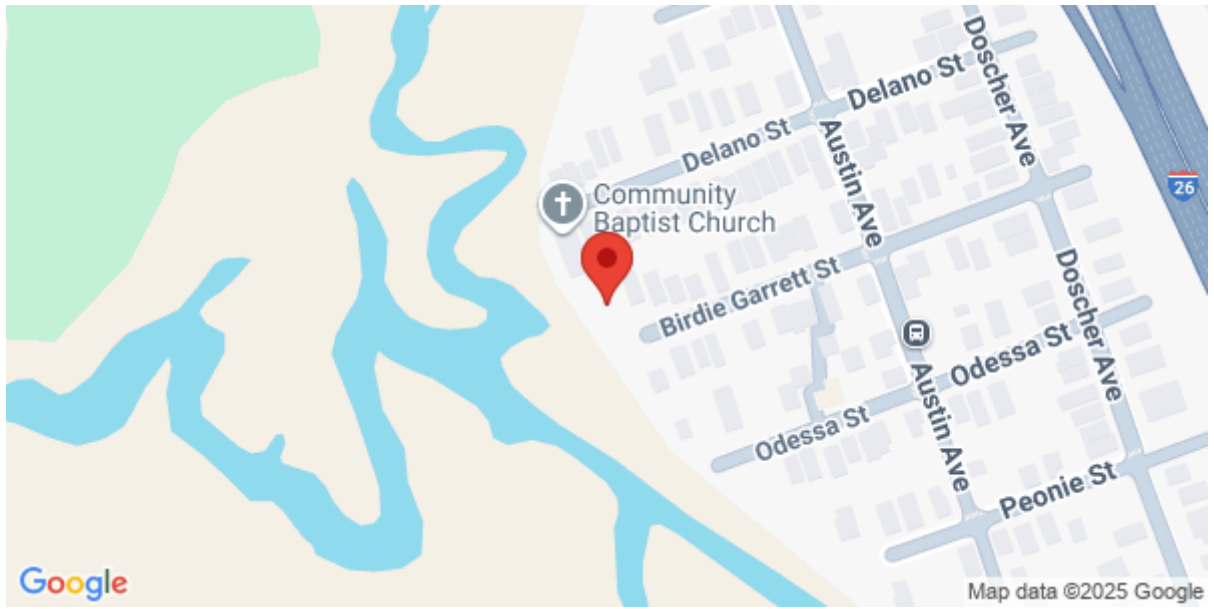
Email: jameseschiller@gmail.com

### Check On Site



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### Location



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