



# 306 Marion Avenue, Summerville, 29483, SC

[https://searchrealestate.co/properties/306-marion-avenue/summerville/sc/29483/MLS\\_ID\\_24027724](https://searchrealestate.co/properties/306-marion-avenue/summerville/sc/29483/MLS_ID_24027724)



**Price - \$685,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	3	2734	0.7500	1954	266 Days

## Features

### Cooling

- Central Air

### Heating

- Natural Gas

### Floors

- Wood

### Security Features

- Security System

### Community Features

- Trash

### Interior Features

- Ceiling - Smooth
- Walk-In Closet(s)

- Ceiling Fan(s)
- Formal Living
- Great
- Living/Dining Combo
- Office
- Separate Dining

### Utilities

- Dominion Energy
- Summerville CPW

### Fireplace Features

- Family Room
- Living Room
- Two
- Wood Burning

### Window Features

- Some Thermal Wnd/Doors
- Window Treatments - Some

### Lot Features

- .5 - 1 Acre
- Wooded

### Style

- Ranch

### Other

### Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Asphalt
- Ceiling Fan(s)
- Split
- Walk-In Closet(s)

## Description

Welcome to 306 Marion Avenue, a captivating all-brick ranch home nestled in the heart of Summerville's historic district. This charming home is set on a spacious 3/4-acre lot shaded by centuries-old majestic live oaks, offering privacy and a sense of timeless Southern charm. With three bedrooms and three full bathrooms, including two primary suites with en suites, this residence blends classic appeal with modern conveniences, perfect for comfortable living and entertaining. Inside you will find a light-filled, open and inviting layout featuring a welcoming living and casual dining room combination and a large, airy great room surrounded by windows, seamlessly connecting the indoors with the scenic outdoors. The cozy atmosphere is enhanced by two working wood-burning fireplaces, providing warmth and ambiance in both the living room and great room. French doors open from the kitchen to a private outdoor patio, ideal for al fresco dining and relaxation in the garden. One of the unique features of this property is the oversized detached two-car garage, which offers a full walk-up storage area with power, and water is readily available. The space is ample enough to be converted into an accessory dwelling unit (ADU), providing endless possibilities for guest quarters, a home office, or rental income. Practical and thoughtful features include two tankless water heaters, ample storage space with a full walk-up floored attic area in the detached two-car garage, and even a hidden surprise that the agent can reveal to you during your tour. Located just 1.5 miles from Hutchinson Square and the heart of historic downtown Summerville, you're minutes from local dining, boutique shopping, and cultural events. Commuters will appreciate the easy access to major routes, and with parks, playgrounds, and trails nearby, there's no shortage of outdoor activities. Whether you're gathering by the firepit, unwinding on the screened porch, or enjoying a quiet moment in the hammock under the oaks, this home is a rare gem that truly embodies the spirit of Lowcountry living. Don't miss your chance to own a piece of Summerville history with all the modern comforts. Schedule your tour today and experience the charm of 306 Marion Avenue for yourself!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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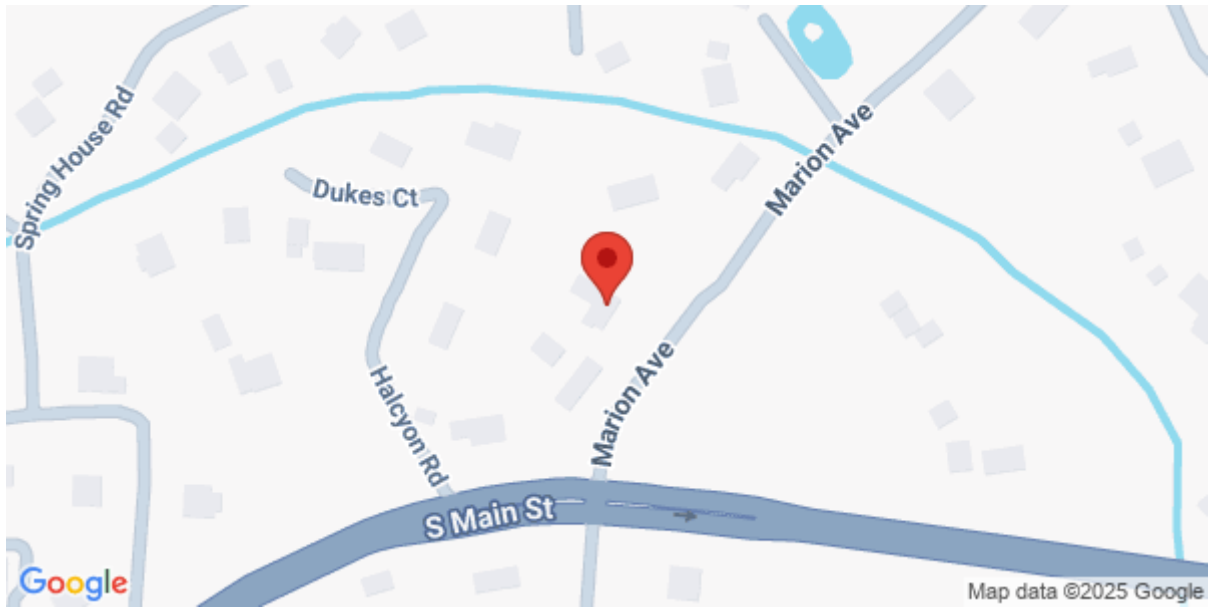
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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