



# 318 Simmons Avenue, Summerville, 29483, SC

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Price - \$585,000

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
4	3	2114	0.2600	2014	262 Days

## Features

### Exterior

- Lighting
- Rain Gutters

### Cooling

- Central Air

### Heating

- Heat Pump

### Floors

- Ceramic Tile

- Wood
- Carpet

## Roof

## Interior Features

- Architectural
- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- Tray Ceiling(s)
- High Ceilings
- Garden Tub/Shower
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Formal Living
- Frog Detached
- Pantry
- Separate Dining
- See Remarks
- Other

## Security Features

- Security System

## Pool Features

- In Ground

## Utilities

- Dominion Energy
- Summerville CPW

## Window Features

- Thermal Windows/Doors
- Window Treatments - Some
- ENERGY STAR Qualified Windows

## Lot Features

- 0 - .5 Acre

## Style

- Craftsman
- Traditional

## Other

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

- Fiberglass
- Ceiling Fan(s)
- Garden Tub/Shower
- Multiple Closets
- Outside Access
- Split
- Walk-In Closet(s)

## Description

Experience the charm of living near Summerville's historic district at 318 Simmons Ave--a truly one-of-a-kind home blending modern, rustic, and traditional design elements. This 4-bedroom, 3-bathroom home offers ample space and flexible areas to accommodate a wide range of needs and lifestyles. Situated on a 0.26-acre corner lot with NO homeowner's association (HOA), the fully fenced yard and thoughtfully designed outdoor spaces add to its appeal. The inviting front porch features wood-grain concrete, a large rope swing, and a distinctive haint blue ceiling with groove details, beautifully framing the 8-foot front door. Step inside to find a bedroom and a versatile flex room on either side of the entryway. The flex room includes a ceiling fan and closet, making it ideal for use as a formal dining room, playroom, studio, office, or sitting room. French doors could easily be added for additional privacy. The bedroom features a ceiling fan and wainscoting trim. Down the entry hallway is a full bathroom with a tile backsplash, granite countertop, raised sink, cherry-red aluminum cabinetry, and tile flooring. The primary living area offers an open layout, combining the kitchen, dining, and living room perfect for relaxing with family or friends and entertaining guests. The kitchen features a tray ceiling with reclaimed wood inset and trim that extends over the eating area. It includes granite countertops, a tile backsplash, and cabinets by Martha Stewart. The kitchen appliances, by Whirlpool, include a gas range and a refrigerator purchased new in 2023. The kitchen island features a finished wood bar top with reclaimed wood trim. The custom barstools are the perfect height for the bar top and can convey. Adjoining the kitchen, the pantry and laundry room combination provides ample space with built-in shelving and utility cabinets. The living room includes a vaulted ceiling, ceiling fan, and a custom-mounted TV cabinet. This cabinet is remote-controlled and can lower the TV for viewing or retract it inside when not in use. The primary bedroom and en-suite are located on the main floor. The bedroom features a ceiling fan and French doors with inset blinds that open to the back patio and pool. The stunning en-suite is truly unique, featuring a large floating vanity with dual sinks, accented by a floor-to-ceiling tile backsplash and pendant lighting. There are two walk-in closets with built-in organization and a wall-mounted storage closet. The en-suite also includes a spacious soaking bathtub, a water closet with a pocket door, and a large walk-in shower tiled floor-to-ceiling with rain-head and body spray faucets. Upstairs opens to a cozy landing area with an alcove window seat. Off the landing are two bedrooms and a full bathroom. The full bathroom features a floating vanity. Additionally, there is a walk-in attic space and an attic void for extra storage. The two upstairs bedrooms feature ceiling fans and closets; one bedroom includes an alcove window seat. The back door opens to a covered back patio area with a ceiling fan, privacy slats, sunshade, and grooved haint blue ceiling trim. The open back patio area is separately fenced from the rest of the yard. It features a small in-ground play pool (chlorine) surrounded by artificial turf. A French drain and concrete retaining wall help keep water away from the pool and home. Mounted D-rings on the house and detached garage allow for sail shades to be installed over the pool area. The back patio also includes a direct gas line hook-up for a gas grill, with a Weber grill, currently connected, that will convey. The home has two driveways. The first is off Simmons Ave at the front of the house and leads to a gate opening to the side yard. The primary driveway is behind the house, off Ellison Way. This driveway is spacious and leads to a large detached 2-car garage with a finished bonus room on the second floor. The detached garage is equipped with garage door openers, a workbench, and a storage system. The finished bonus room above the garage, accessible via an outdoor staircase, is approximately 250 square feet and features hard flooring, a ceiling fan, and a wall-mounted heating and air conditioning unit. (This square footage is not included in the main home's measurement.) To the left of the garage is a fenced-in side area with a tool shed on a cement slab. Other features include newly installed interior plantation shutters in the kitchen, living area, and front and back doors (2024); a whole-home vacuum system in the main house, detached garage, and upstairs bonus

room; gutters on the house and detached garage; a 4-camera and floodlight Ring Security System, a recently installed playground set (2023); and newly installed aluminum fencing (2024). All mounted TVs will convey. 318 Simmons Ave is ideally located near the charming historic downtown of Summerville, where Southern charm meets modern convenience. Known as the "Flower Town in the Pines," downtown Summerville brims with character, featuring well-preserved historic homes and buildings, boutique shops, and inviting cafes and restaurants. Blending small-town warmth, historic appeal, and modern amenities, downtown Summerville perfectly captures the essence of Southern hospitality. Enjoy a lively calendar of events, from farmers' markets to seasonal festivals, all within easy reach.

## SEE THIS PROPERTY



### **James Schiller**

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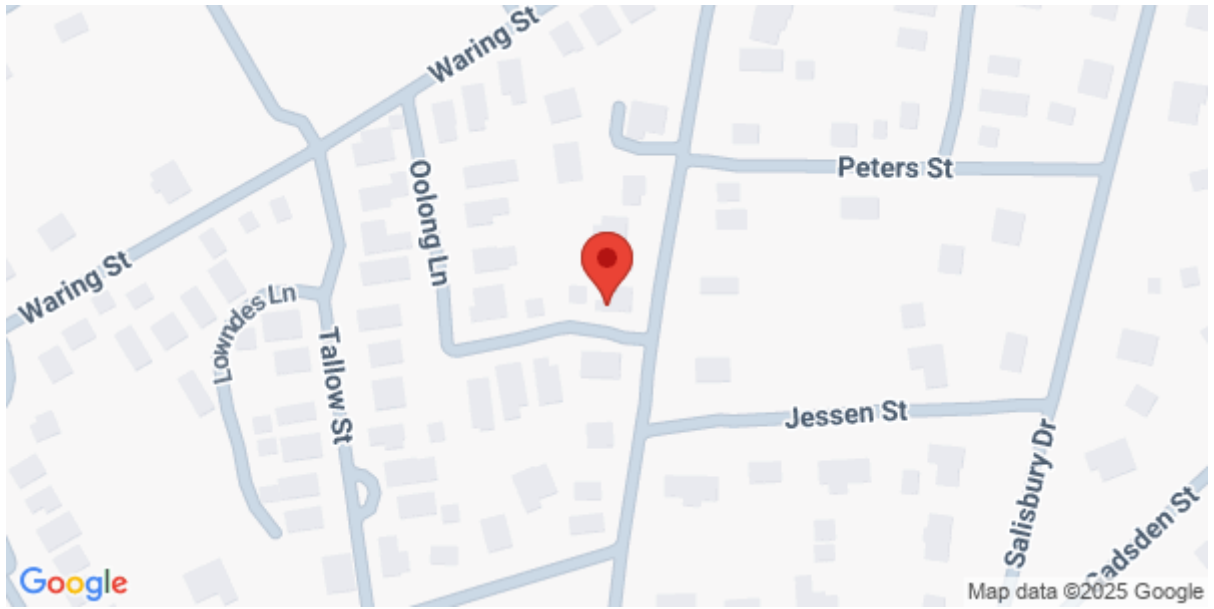
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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