



# 7 Arcadian Park, Charleston, 29407, SC

[https://searchrealestate.co/properties/7-arcadian-park/charleston/sc/29407/MLS\\_ID\\_25002435](https://searchrealestate.co/properties/7-arcadian-park/charleston/sc/29407/MLS_ID_25002435)



**Price - \$750,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
2	2	1626	0.2500	1950	111 Days

## Features

### Exterior

- Stoop
- Rain Gutters

### Cooling

- Central Air

### Heating

- Forced Air
- Natural Gas

### Floors

- Ceramic Tile
- Wood

### Laundry Features

- Electric Dryer Hookup
- Washer Hookup

## Interior Features

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

## Community Features

- Laundry Room
- Park
- Trash

## Utilities

- Charleston Water Service
- Dominion Energy

## Fireplace Features

- Living Room
- One
- Wood Burning

## Lot Features

- 0 - .5 Acre
- Level

## Style

- Ranch
- Traditional

## Other

- Central
- Ceiling Fan(s)
- Walk-In Closet(s)

## Description

Welcome to 7 Arcadian Park, a beautifully renovated ranch-style home, nestled in the highly sought-after Avondale neighborhood, and walkable to many local shops and restaurants. You'll appreciate the convenience of being just 5 minutes from downtown Charleston and within walking distance of the West Ashley Greenway, a 14-mile walking and biking path, ideal for enjoying outdoor activities. Take a relaxing walk to the nearby public deepwater dock, where you can fish, crab, or simply watch the dolphins play in the Ashley River. The address takes its name from the park directly across the street, offering convenient access to outdoor recreation and a welcoming space to enjoy a game of fetch with your pup. Step inside to an open-concept dining and living area filled with natural light, creating an inviting atmosphere for any occasion. The living room, with its charming 1950s details including a wood-burning fireplace and built-in library. The fully renovated kitchen is a culinary delight, featuring stainless steel appliances, sleek quartz countertops, a gas stove, shaker cabinets, and stylish designer light fixtures. The current owners have created a brand-new primary bathroom and a spacious walk-in closet with plenty of storage. Just off the kitchen, you'll find a bright sitting room with French doors that lead to a large screened-in porch. It's the perfect spot to enjoy peaceful mornings with a cup of coffee and the sounds of nature all around. The spacious backyard is truly an entertainer's dream, offering a lush wooded view. Picture yourself gathered around the cozy firepit area on a cool winter evening, creating the perfect setting for relaxation with friends. The fully fenced-in yard provides ultimate privacy, making this backyard feel like your own sanctuary. With the home situated in an X flood zone, no flood insurance is required! The neighborhood itself is a true community, known for its frequent gatherings, from holiday celebrations to oyster roasts and beyond. This home offers the perfect combination of modern amenities, timeless charm, and the coastal lifestyle that makes Avondale one of Charleston's most desirable neighborhoods. Don't miss out on seeing this incredible gem!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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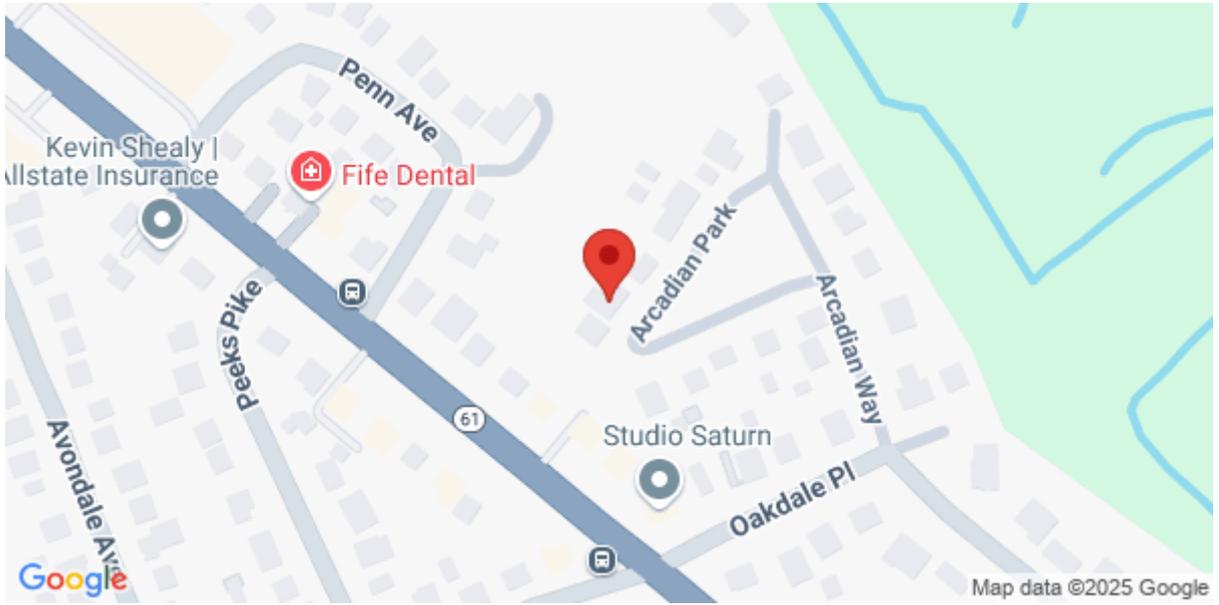
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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