



9 Bogard Street, Charleston, 29403, SC

https://searchrealestate.co/properties/9-bogard-street/charleston/sc/29403/MLS_ID_25011118



Price - \$899,000

Bedrooms	Baths	Half Baths	SqFt	Year Built	DOM
3	2	1	1339	2005	91 Days

Features

Cooling

- Central Air

Heating

- Heat Pump

Floors

- Wood

Roof

- Metal

Community Features

- Trash

Interior Features

- Ceiling - Smooth
- High Ceilings
- Family

Utilities

- Living/Dining Combo

- Charleston Water Service
- Dominion Energy

Fireplace Features

- Family Room
- Gas Connection
- One

Lot Features

- Interior Lot
- Level

Style

- Charleston Single
- Condo Regime

Other

- Ceiling Fan(s)
- Multiple Closets

Description

Welcome to 9 Bogard St, #3. This charming single-family home is located the heart of downtown Charleston with an easy walking distance to dozens of popular restaurants, and shops. This 3 bedroom, 2.5 bath home has historic charm, and feel of an old Charleston home but this home was built with efficient quality construction in 2005. Heart of pine floors throughout the home, built-in custom bookcases, and a cozy fireplace with an open floor plan. On the main level, you will find a charming kitchen with all updated appliances, dining area and a light-filled living room. A powder room is conveniently located on the first floor. Two spacious bedrooms, full bath and laundry area are located on the second floor. The top floor has a generously sized primary suite with an ensuite bathroom which has a beautiful tiled walk-in shower, glass doors and a double sink vanity. This 8-home community has multiple investor-owned homes and offers walkability to so many desirable downtown location which include: half a block from Chubby Fish, Island Provisions, By The Way and D'Allesandro's Pizza and less than 1 mile from MUSC hospital, Roper St Francis Hospital and the College of Charleston, and upper King Street. Hampton Park is 1 mile from this home, Sullivan's Island is 9 miles away, and Charleston International Airport is 12 miles. Additional features include: HVAC new system installed in 2023, \$5,000 water pressure booster system added, All new high end appliances, All new hardware on the 1st floor, 1920's chandelier added, New Quartzite countertops in the kitchen and baths, Fully renovated both baths, Reinforced TV wall mount to hold up to a 250lbs TV, Custom speaker wiring in living room, Fireplace has a gas line but currently no gas logs in place, Custom bunk beds built, Shed added, New landscaping added to front of the home and a 1 car carport added (not permitted) and more...No flood insurance required. Common area maintained by HOA. Termite Bond in place.

SEE THIS PROPERTY



James Schiller

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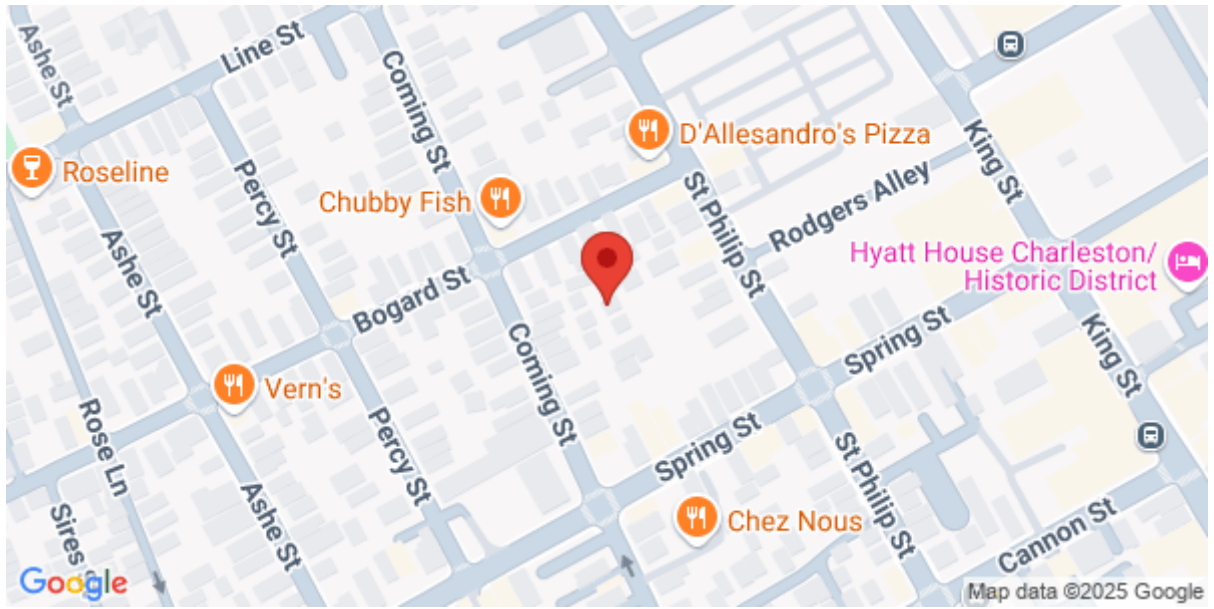
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Check On Site



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Location



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