



# 1315 Battle Ground Road, Charleston, 29412, SC

[https://greathomesofcharleston.com/properties/1315-battle-ground-road/charleston/sc/29412/MLS\\_ID\\_25005566](https://greathomesofcharleston.com/properties/1315-battle-ground-road/charleston/sc/29412/MLS_ID_25005566)



**Price - \$880,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	1776	0.2400	1999	39 Days

## Features

### Exterior

- Dock - Existing
- Elevator Shaft

### Cooling

- Central Air

### Heating

- Electric
- Forced Air
- Natural Gas
- Solar

## Floors

- Laminate
- Luxury Vinyl

### **Interior Features**

- Ceiling - Smooth
- High Ceilings
- Elevator
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Family
- Entrance Foyer

### **Lot Features**

- 0 - .5 Acre

### **Roof**

- Architectural

### **Utilities**

- Charleston Water Service
- Dominion Energy

### **Fireplace Features**

- Great Room
- One

### **Community Features**

- Elevators
- RV Parking

### **Window Features**

- Skylight(s)

### **Other**

- Lake Front
- Pond
- Pond Site
- Ceiling Fan(s)
- Walk-In Closet(s)
- Waterfront - Shallow

## Description

Location is key w this home only 3mi to Folly Beach, 2mi to Folly Beach Boat Landing & 8mi to DT CHS. This beautiful well-maintained home is situated on a SALTWATER LAKE & includes many upgrades, even a FULL-SIZE ELEVATOR. Enjoy fishing, kayaking/paddle boarding off your own dock. The front & back deck have been updated w worry free AZEK COMPOSITE DECKING & HARDWARE lighting. Inside offers a 3-bedroom split plan with a GAS FP in the common area. The 23x12 sunroom overlooks the lake, where coffee & wildlife can be enjoyed. The kitchen has been updated w QUARTZ, Shelf Genie PULLOUTS & a TOUCH FAUCET. The 3 CAR GARAGE offers storage & a workshop along w a 30-amp 110-volt outlet for an RV; plenty of room for your toys. The driveway can easily fit a 40' RV. There's whole house GENERAC GENERATOR, & PD OFF SOLAR PANELS which will help keep energy cost down. The relaxed & minimal HOA owns the VACANT site next door & will never be built on. This home offers easy living w gorgeous sunset views. Come make it yours today!

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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