



# 1328 Erckmann Drive, Mount Pleasant, 29464, SC

[https://greathomesofcharleston.com/properties/1328-erckmann-drive/mount-pleasant/sc/29464/MLS\\_ID\\_25005743](https://greathomesofcharleston.com/properties/1328-erckmann-drive/mount-pleasant/sc/29464/MLS_ID_25005743)



**Price - \$1,975,000**

**Lot Size    DOM**

0.4600      36 Days

**Features**

## Description

Rare .46-Acre Build Opportunity in the Old Village/Old Mt. Pleasant Neighborhood. This expansive lot offers ready-to-build infrastructure, highly desirable location, and immediate income or on-site living potential while construction is underway. You can live comfortably in the existing 1-bedroom apartment (ADU) and enjoy your pool while your dream home is being built! Key Development Features: \*.46-Acre Lot - Spacious footprint ideal for a high-end custom home \*Infrastructure in Place - New underground utilities & sewage line extended to the rear of the property \*Not in a Flood Zone \*Move-in ready ADU provides an immediate livable space or rental income (1-Bedroom Apartment, built in 2018, 660 sq. ft.). \*High-end finishes: granite countertops, stainless appliances, butcher block island \*Brazilian Cherry wide-plank floors & plantation shutters. \*Laundry room with additional storage. \*Hardi Plank siding, IPE stairs, spray foam insulation. ADU includes 2 car-garage featuring ½ bath, work sink, cabinetry, epoxy flooring. \*Mini-split heating & air for year-round use. Additional On-Site Structures: \*Second Garage (24 x 26 ft.) - Wood-frame structure for storage or workshop. \*Pre-fab Carport (18 x 31 ft.) Outdoor Features: \*Saltwater pool with paver patio, privacy fence & in-ground irrigation. \*Highly Marketable Location: Old Village/Old Mt. Pleasant -Walk, bike, or golf cart to Pitt Street Pharmacy, Shem Creek, Alhambra Hall, farmer's market, plus tennis and pickleball courts. Top-Rated Schools - Mt. Pleasant Academy & Moultrie Middle are located in the neighborhood. \*Minutes from Downtown Charleston & Sullivan's Island. \*Whether you're planning a spec home or a custom build for a client, this lot is ready for development with minimal prep work required. Secure your next project today!

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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