



# 1652 Pierpont Avenue, Charleston, SC 29414

[https://greathomesofcharleston.com/properties/1652-pierpont-avenue/charleston/sc/29414/MLS\\_ID\\_24025027](https://greathomesofcharleston.com/properties/1652-pierpont-avenue/charleston/sc/29414/MLS_ID_24025027)



**Price - \$289,000**

Lot Size	DOM
0.9400	190 Days

## Features

### Utilities

- Electricity Connected
- Natural Gas Connected
- Water Connected

### Lot Features

- .5 - 1 Acre
- Interior Lot
- Wetlands
- Wooded
- Easements

### Other

- Stream

## Description

Just under an acre with Lowcountry woodland and wetlands views in West Ashley's Pierpont neighborhood. Fields of elephant ears, Lowcountry birds and wildlife, trees steeped with Spanish moss and a picturesque grand live oak await beyond the woods visible from Pierpont Ave. R-4 zoning allows up to four principal dwelling units per acre. Loads of potential for both investors and buyers looking to build. Property sits back off Pierpont Ave beyond the first row of homes and is accessible via dirt driveway left of the driveway for TMS #3530300046. Walk or bike to Pierpont Boat Landing, Dogwood Park, and a variety of restaurants along Ashley River Rd. 2.5 miles or less to shopping, groceries, home improvement stores, Forest Lakes Pool, Roper Bon Secours and I-526. Public utilities available.\*\* R-4 zoning and the size of this lot offers a number of ways to maximize its potential by allowing up to four principal dwelling units per acre. A single-family detached home, a multifamily structure (duplex, triplex, or quadplex), a dwelling group (2 or more detached principal dwelling structures on the same lot), townhomes/rowhomes, affordable & workforce dwelling units, and short-term rentals are all theoretical possibilities with Conditional or Special Exception approval by Charleston County. Explore the possibilities! \*\* The Pierpont Boat Landing on Church Creek is just over a 1/2 mile away and is ideal for launching kayaks, paddle boards, and small watercraft. For larger boats, the W.O. Thomas Jr. Boat Landing on the Ashley River is just over 6 miles away. Both are maintained by Charleston County and are for public use.\*\* \*\* Memberships to the Forest Lakes pool (just 1.5 miles away) are available at very reasonable rates through the St. Andrews Parks & Playground Authority.\*\*

## SEE THIS PROPERTY



### James Schiller

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### Check On Site



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### Location



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