



# 1656 Battalion Drive, Charleston, 29412, SC

[https://greathomesofcharleston.com/properties/1656-battalion-drive/charleston/sc/29412/MLS\\_ID\\_24016436](https://greathomesofcharleston.com/properties/1656-battalion-drive/charleston/sc/29412/MLS_ID_24016436)



**Price - \$1,795,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	1858	0.5500	1965	113 Days

## Features

### Exterior

- Dock - Existing

### Cooling

- Central Air

### Heating

- Electric
- Forced Air

### Floors

- Ceramic Tile

- Wood

## Roof

- Architectural

## Interior Features

- Beamed Ceilings
- Kitchen Island
- Walk-In Closet(s)
- Bonus
- Entrance Foyer
- Frog Attached
- Living/Dining Combo
- In-Law Floorplan
- Office
- Study
- Utility

## Laundry Features

- Laundry Room

## Community Features

- Boat Ramp
- Trash

## Utilities

- Charleston Water Service
- Dominion Energy
- James IS PSD

## Fireplace Features

- Living Room
- One
- Gas Log

## Lot Features

- .5 - 1 Acre

## Style

- Ranch

## Other

- Marshfront
- River Access
- River Front
- Tidal Creek
- Seawall
- Ceiling Fan(s)
- Walk-In Closet(s)

## Description

This waterfront home is full of soul and is not only a home, but an experience. With a main house and a boathouse right on the water, it harbors the unique Lowcountry waterfront lifestyle. You'll find spectacular views of the Morris Island Lighthouse and the natural setting of creeks and marsh. Sitting on a tidal creek that is deep and wide most of the day and with the dock and boat ramp you can take full advantage of the water for boating, fishing, and watersports. The main house is a fully renovated 3 bedroom home with a bonus room above the garage. The kitchen is full of authentic and unique features that give you a modern feel with the warmth of brick and rough sawn timbers all while fully embracing the waterfront view through the doors and windows across the front of the home. This waterfront paradise sits on over 0.5 acres and when you venture down to the boathouse and dock you will fall in love with all the Lowcountry has to offer. The boathouse can serve as additional living and entertaining space, a Mother-In-Law Suite, or a completely separate ADU as it is complete with a full bathroom, a mini-split for heating and cooling as well as a grill, sink and refrigerator. The history of this home will amaze you when you see it's part of the historic waterfront of James Island. The views of Morris Lighthouse, a boat ramp, and its proximity to Folly Beach round out its amazing features, but you also need to experience the amazing outdoor space on the back deck and under the pergola with a hot tub that conveys. An oversized one car garage, a detached storage building in the back and an outdoor shower finish off the function and support the lifestyle and livability of this amazing home that has no HOA! The crawl space is also encapsulated!

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

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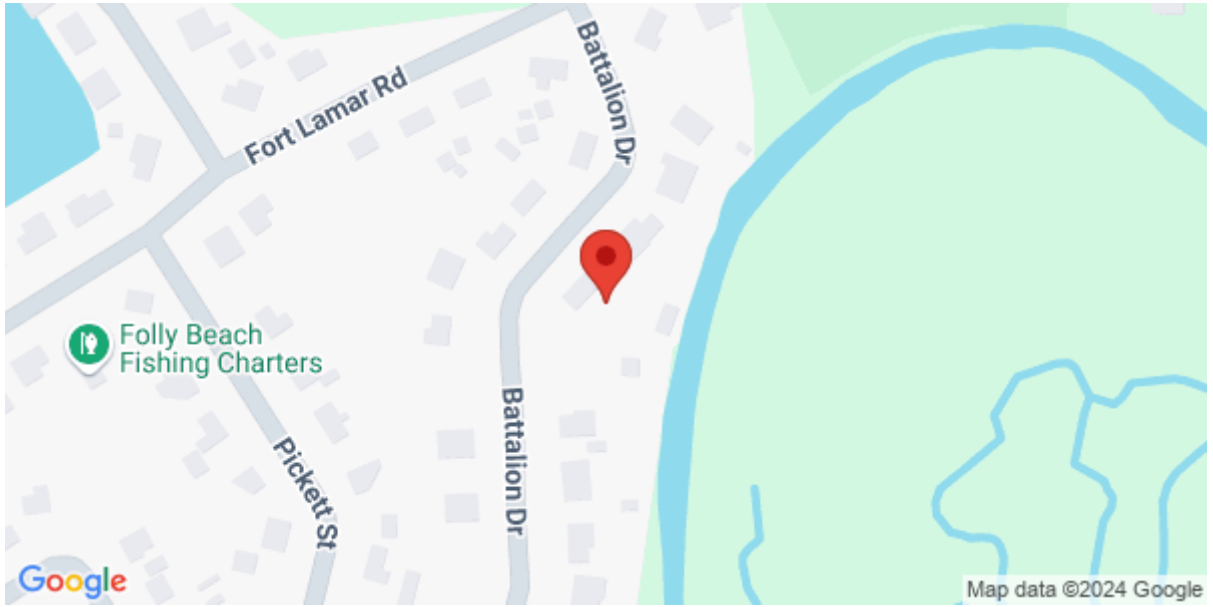
Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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