



# 3 Sutherland Avenue, Charleston, 29403, SC

[https://greathomesofcharleston.com/properties/3-sutherland-avenue/charleston/sc/29403/MLS\\_ID\\_24013878](https://greathomesofcharleston.com/properties/3-sutherland-avenue/charleston/sc/29403/MLS_ID_24013878)



**Price - \$1,500,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	1	1	1704	0.1000	1920	140 Days

## Features

### Cooling

- Central Air

### Heating

- Electric
- Natural Gas

### Floors

- Ceramic Tile
- Wood

### Roof

- Metal

### Interior Features

- Ceiling - Smooth

- High Ceilings
- Ceiling Fan(s)
- Formal Living
- Separate Dining

### **Utilities**

- Charleston Water Service
- Dominion Energy

### **Fireplace Features**

- Bedroom
- Dining Room
- Living Room
- Three +

### **Lot Features**

- Level

### **Style**

- Charleston Single

### **Other**

- Asphalt
- See Remarks
- Ceiling Fan(s)

## Description

Welcome to your historic 1704sft Charleston home featuring three bedrooms, one-and-half baths plus a full detached garage with above-garage 400sft guest efficiency suite complete with kitchenette and full bathroom. 3 Sutherland Avenue is listed on the National Register of Historic Places as a circa 1915 traditional four-square home. Situated just two blocks from Hampton Park, you'll enjoy panoramic walks through the 65-acres of protected property bordering Hampton Park Terrace, Wagener Terrace and the Citadel. Park in the wide, custom brick driveway with depth for three+ cars and enter the front door into the enclosed front porch. Surrounded by windows, this light and bright space is the perfect bonus room for a myriad of uses - home office, reading area, or just an added space for plants with the abundance of natural light throughout the day. Enter the foyer and to the left is the first of two adjoining rooms, each with gas-log fireplaces, mantels, and significant dental mold and crown trim with 10ft ceiling heights throughout. The galley-style kitchen has wood cabinets flanking both sides with extended upper height cabinets, granite counter tops, and all appliances to convey. Glimpse out into the fenced back yard complete with grapefruit tree. Finishing off the first floor is a small powder room tucked efficiently below the stairs. The second floor has three bedrooms, of which two have (non-functional) fireplaces with wood mantels and brick hearth details. These two bedrooms each have extended length closets for storage. There is an additional small linen closet in the hall and the third quaint bedroom with a closet cleverly positioned above the stairwell. The full bathroom has original subway tile surrounding the walls. The vanity has dual-sinks and the stacked laundry is conveniently located on this floor for easy access. The detached garage and ADU building provides space typically unseen in downtown properties. On the ground level there is a wide, brick porch area with space for swing and entertainment. Enter into an unfinished large room with vaulted ceilings which could be excellent space for home gym, entertainment area, or just lots of extra storage. There is a partially plumbed and framed area for a powder room and prior plumbed area under the stairwell for laundry. From there, a door leading into the car-garage area which has wooden built-in shelving for workshop use. The downstairs space is not heated or cooled and is not included in any of the referenced square footage, adding potential for equity expansion. Outside there is a separate entrance with a stairwell that leads to an open efficiency-style apartment perfect for potential guest or rental purposes. This space includes a kitchenette, full bathroom and separate storage closet and is heated/cooled by a mini-split HVAC system. The attractiveness and value of this home is enhanced by its location...less than a mile to several restaurants, bars and other venues and just two short blocks to Hampton Park. This charming home is a rare find, offering a perfect blend of style and functionality, and with the opportunity to bring value with added unfinished space and upgrade opportunities. This home is being offered as-is and is ready for the next owner's personal touches. Don't miss the opportunity to call this Hampton Park historic home YOURS!

## SEE THIS PROPERTY



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### **Check On Site**



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### **Location**



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