



# 35 Tradd Street, Charleston, 29401, SC

[https://greathomesofcharleston.com/properties/35-tradd-street/charleston/sc/29401/MLS\\_ID\\_24016107](https://greathomesofcharleston.com/properties/35-tradd-street/charleston/sc/29401/MLS_ID_24016107)



**Price - \$3,750,000**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	3	1	3477	0.0900	1730	115 Days

## Features

### Exterior

- Balcony
- Lawn Irrigation
- Lighting

### Cooling

- Central Air

### Heating

- Electric

### Floors

- Wood

### **Security Features**

- Security System

### **Fireplace Features**

- Bath
- Bedroom
- Den
- Dining Room
- Gas Log
- Living Room
- Three +
- Wood Burning

### **Style**

- Colonial

### **Roof**

- Copper
- Tile

### **Interior Features**

- Ceiling - Smooth
- Walk-In Closet(s)
- Eat-in Kitchen
- Formal Living
- Entrance Foyer
- Separate Dining
- Study

### **Window Features**

- Window Treatments - Some

### **Other**

- Multiple Closets
- Walk-In Closet(s)

### **Laundry Features**

- Laundry Room

### **Utilities**

- Charleston Water Service
- Dominion Energy

### **Lot Features**

- 0 - .5 Acre
- High
- Level

## Description

35 Tradd is one of just a handful of pre-Revolutionary War homes built inside the old walled city limits. Circa 1730 the original structure was built on "high ground" by Colonel Miles Brewton. By c.1747 he constructed another building next door for his wife and the two became a single residence when they were restored in the 1920's by Marie Easton, a colleague of preservationist pioneer Susan Pringle Frost. The home is steps from East Bay and the Battery and is in a non Flood Zone. The house is full of beautiful detail. It is truly bright and light filled, and opens out to double private courtyards with mature plantings and custom landscape lighting. There are five operating fireplaces and hardwood floors throughout. And the flow of the home is truly ideal and comfortable for modern every day living and entertaining, yet is full of historic detail and character: The large formal entry foyer; the original kitchen fireplace and its hand forged iron crane used for cooking; the deep inset windows with raised solid panel shutters offering views of other historic Tradd Street facades; the 300 year old exposed brick detail of the interior window at the home's peak...all tell the story of the life of this wonderful home. The current owners have devoted their attention and energy to the revitalization of the authentic appearance and the systems of the home. They restored the original colors and details to the exterior including re-painting it, crafting a new front door and hardware as well as new shutters with heart shaped cut-outs, and a Charleston gas lantern. They replaced the roof with black Ludowici tiles and seamed copper, and restored the four chimneys. The owners also added exterior custom period lighting to accent the garden, the vintage brick wall, and the walkways. The giant Elm tree in the back courtyard is said to be the oldest existing Elm South of Broad. (See "Documents" for more detail about the home and its renovations and improvements.) Upstairs are three bedrooms, all with ensuite bathrooms, as well as a gathering or sitting room with fireplace that is currently being used as an office. The primary bedroom suite privately occupies the entire front of the house and is large and light filled from the five windows that wrap around the room. A sitting area and fireplace are centered at the end of the room. A rare opportunity to own this historic home on one of Charleston's best known streets and without flooding issues. The current owners have been privileged to be stewards of this special piece of Charleston history. Re: PARKING- HOME CONVEYS WITH A PRIVATELY DEEDED PARKING SPOT, one block away from the residence on quiet St. Michaels Alley. (MARKET VALUE - \$160K). Additionally, there are two residential street parking stickers allowed by the city for the residence that provide convenient street parking.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

Email: jameseschiller@gmail.com

### **Check On Site**



[https://greathomesofcharleston.com/properties/35-tradd-street/charleston/sc/29401/MLS\\_ID\\_24016107](https://greathomesofcharleston.com/properties/35-tradd-street/charleston/sc/29401/MLS_ID_24016107)

### **Location**



35 Tradd Street, Charleston, 29401, SC