



# 406 Patriot Street, Sullivans Island, 29482, SC

[https://greathomesofcharleston.com/properties/406-patriot-street/sullivans-island/sc/29482/MLS\\_ID\\_25003386](https://greathomesofcharleston.com/properties/406-patriot-street/sullivans-island/sc/29482/MLS_ID_25003386)



**Price - \$2,999,999**

Bedrooms	Baths	Half Baths	SqFt	Lot Size	Year Built	DOM
3	3	1	2427	0.1600	1971	54 Days

## Features

### Exterior

- Balcony
- Lawn Irrigation
- Lawn Well

### Cooling

- Other

### Heating

- Electric

## Floors

## Interior Features

- Ceramic Tile
- Laminate
- Vinyl
- Wood
- Bamboo
- Elevator
- Bonus
- Living/Dining Combo
- Office
- Ceiling - Smooth
- Ceiling Fan(s)

## Utilities

- Dominion Energy
- Charleston Water Service

## Lot Features

- 0 - .5 Acre
- Level

## Style

- Traditional

## Laundry Features

- Electric Dryer Hookup
- Washer Hookup

## Window Features

- Some Storm Wnd/Doors
- Storm Window(s)
- Window Treatments - Some

## Other

- Ductless
- Asphalt
- Ceiling Fan(s)

## Description

Charming Custom-Built Home on Sullivan's Island - Unique and Private Living

Built in 1971, this one-of-a-kind home on Sullivan's Island was designed for a life of comfort, privacy, and flexibility. Each level of the home offers distinct, fully functional spaces, ensuring that no area goes unused. Situated on a quiet, dead-end street across from the historic 1812 cemetery, this property offers peaceful seclusion with easy access to all the best that the island has to offer.

**First Floor: Private Bedroom Retreat** The first floor is dedicated to a spacious bedroom (15x20ft), offering a peaceful haven with access to a large screened-in porch that wraps around three sides of the house. The porch, 5 feet deep, also features a conveniently located washer and dryer, ideal for easy access from the bedroom. A separate hallway door provides access to the porch for other residents without entering the bedroom, ensuring privacy for all. This floor also includes a full bathroom.

**Second Floor: Family Room & European-Style Bath** On the second floor, you'll find a generously sized family room, also the same size as the first-floor bedroom. It features a unique European-style bath, where you can relax while enjoying complete convenience. The family room has direct access to a porch that's perfect for use as a glass and woodwork studio. It also features a great vantage point for watching Sullivan's Island fireworks displays. The outdoor unit for the zone air-conditioner is conveniently located here.

**Third Floor: Versatile Space** The third floor offers a more intimate space, approximately half the size of the lower floors, ideal for a variety of uses. Although it doesn't include a shower, this floor offers flexibility for those who need additional living or work space.

**Downstairs: Large Family Room, Kitchen, and Bedroom** The ground floor features an expansive family room, a fully-equipped kitchen, and a flexible bedroom space that can easily be converted into two bedrooms, depending on your needs. Whether you're hosting friends or relaxing with family, this space offers both function and style.

**Outdoor Living and Privacy** The home is set on a lot with enough yard space for gardening, including room for roses and blueberries. Located on a quiet dead-end street, the property offers privacy and peace of mind, with minimal traffic. The house's location, directly across from a historical cemetery, adds an extra layer of charm and tranquility. This custom-built home offers unmatched versatility, ideal for anyone looking to enjoy the relaxed lifestyle of Sullivan's Island. With a design that maximizes space and provides ultimate privacy, this home is perfect for those who want to live with every room serving a purpose. Don't miss the opportunity to call this extraordinary property your own.

## SEE THIS PROPERTY



### **James Schiller**

Realtor, Brand Name Real Estate

Phone: 18434788061

Email: jameseschiller@gmail.com

### **Check On Site**



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### **Location**



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