

Charleston, South Carolina

3.5 MARANDA HOLMES ST.

S O P H I S T I C A T E D M O D E R N A R C H I T E C T U R E
I N H I S T O R I C C H A R L E S T O N



KEY INFORMATION

- Location: In the Westside neighborhood of downtown Charleston. Walking distance from Hampton Park, The Citadel and the Joe Riley Stadium,
- Tax Parcel #: 460-07-02-080
- Lot Size: .12 Acres
- Home Size: 1,800 sq. ft. heated living space PLUS 100 sq feet on master balcony and 80 sq ft. on entry and rear porch.
- Parking: 1 off-street parking space with option to purchase 2 additional spaces.
- Home Owners Insurance Estimate: ~\$3,535 annually
- Property Tax Estimate (Personal Residence): ~\$3,110 annually.

L a y o u t

- First Floor: Kitchen/living with powder room off kitchen. Dry bar in living room.
- Second Floor: 2 beds and 2 bathrooms with washer/dryer closet.
- Third Floor: Master Suite with a walk-in closet, wet bar as well as a walk-out roof deck.



PRIMARY SYSTEMS & COMPONENTS

HVAC

- Central heating and air-conditioning.
- HVAC split systems with high efficiency 14 seer Trane heat pumps and condensing units.
- Programmable Thermostats.

Fire/CO/Security System

- New Lynx Touch 5210 fire/smoke/co/security system
- Keypads located at lower entry

Plumbing

- All pex piping with copper sub-outs throughout.
- Renia Tankless water heater

Landscape Irrigation System

- Irrigations system that is run from an in-ground box.

Electrical

- 150 Amp electrical service



EXTERIOR & LANDSCAPE

- Siding: All exterior siding is a cementitious hardie lap siding with 2 different exposures. Siding is rot proof and maintenance free.
- Roofing: The roof is composed of a 30-Year CertainTeed shingle on the main roof, and copper on the roof deck door hood and parapet wall cap.
- Hardware: All exterior hardware is Emtek
- Hardscape: The hardscaping/gravel consists of rock salt concrete finish stepping stones, patios and walkways with brick rowlock borders throughout. The drive is made of limestone.
- Landscaping: Features combinations of Japanese Yew, Papyrus, Boxwoods, Camellia, Mondo Grass and azaleas.

FINISHES & FIXTURES

- Flooring: 3/4" white oak flooring in 3", 4" and 5" widths throughout the living areas and bedrooms. The combination of different plank width combined with the the custom bleached white stain or a rich brown mahogany stain provides a unique rustic finish.
- Tile: The bath tile ranges from a polished white/grey Correra with subway wall tile to a darker matte taupe colored linear tile to provide a crisp, clean, modern look.
- Custom Cabinetry: All cabinets display full wood boxes, dove tail drawers, slow close hardware and a shaker style door. A cutlery drawer, pull out double trash and spice rack are included in the kitchen cabinetry.
- Countertops: Quartz Correra provides a white/grey scheme to match the floor tile and modern feel.



HPR

- An HPR has been created strictly for zoning approval purposes. The only HPR fees are an initial \$700 payment to fund the operating account for future repairs of the common drive and an annual assessment of \$200/unit to pay for a general liability policy for the land. All houses will be insured individually by the home owner and each homeowner will be responsible for maintaining their own limited common area. The Common Drive will serve as an access easement for 430 Sumter to access their limited common area/parking space. All of this is depicted on the HPR Exhibit A Site Map on the next page. Parking Unit 1 & 2 are available for purchase on a first come first served basis. The owners are asking \$10k/space.



UNIT C

UNIT B

UNIT A

PARKING UNIT 2

PARKING UNIT 1

3.5 MARANDA HOLMES STREET
TMS 460-07-01-080
(5,239 SF LOT)

3.5 MARANDA HOLMES STREET
TMS 460-07-01-080
(5,239 SF LOT)

430 SUMTER STREET
TMS #460-07-01-085
2,640 SF LOT

432 SUMTER STREET

MARANDA HOLMES STREET

**3.5 MARANDA
HOLMES ST.**

Annie Carr
The Boulevard Company
336.413.2912
info@ckcpropertiesllc.com