Charleston, South Carolina

430 SUMTER 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 #: 460-07-02-085
- Lot Size: .06 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: 2 Stacked off-street parking spaces with option to purchase 2 additional spaces.
- Home Owners Insurance Estimate:
 ~\$3,535 annually
- Property Tax Estimate (Personal Residence): ~\$3,110 annually.

Layout

- First Floor: Kitchen/living with powder room, coat closet, guest bedroom w/ large closet and bathroom.
- Second Floor: 2 Beds & 2 Baths with a Washer/Dryer closet. Master suite with double sinks, walk-in closet and wet bar. Master Suite has access to second floor porch.



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.

Plumbing

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

Fire/CO/Security System

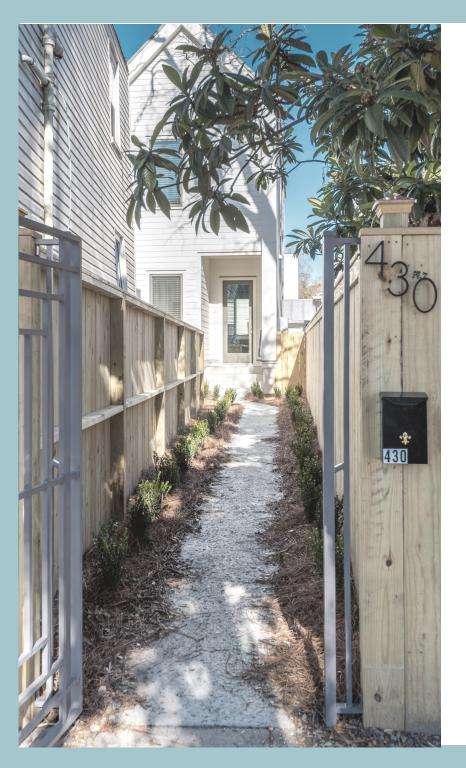
- New Lynx Touch 5210 fire/smoke/co/security system
- Keypads located at lower entry

Landscape Irrigation System

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

Electrical

• 150 Amp electrical service



EXTERIOR & LANDSCAPE

- Siding: Exterior siding is a cementitious hardie
 lap siding with 4" exposures and a corrugated
 metal siding to provide a modern and industrial
 look. Siding is rot proof and maintenance free.
- Roofing: The roof is composed of corrugated metal.
- Hardware: All exterior hardware is Emtek
- Hardscape: The hardscaping/gravel consists of rock salt concrete finish stepping stones, patios and walkways with brick rowlock boarders 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
 provide a unique rustic finish.
- Tile: The bath tile ranges from a polished white/grey Correrra 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 draweres, 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 Correrra provides a white/grey scheme to match the floor tile and modern feel.



EASEMENT

Holmes to access their parking space in the rear of their lot. 430 Sumter is a stand alone lot with no HOA in place and no HOA dues. This access easement is depicted in pink on Exhibit A on the next page. Parking Space 1 & 2 are for sale on a first come first served basis and the owners are requesting \$10k per space.



