

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.

L a y o u t

- 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.

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: 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 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 provide 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 drawerer, 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.



EASEMENT

430 Sumter has an access easement through 3.5 Maranda 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.



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

430 SUMTER

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430

NO. 2
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