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SIMONS  
WALK









## SIMONS WALK

Located just one block from King Street's central business district, Simons Walk condominiums offer a unique living environment in the heart of Charleston's Historic District. Enhanced by the heritage of the beautiful historic ruin along the St. Philip Street frontage, Simons Walk bridges the past with the quality, convenience and aesthetic of contemporary new construction.

Paying homage to the historic ruin along St. Philip Street, this new 3 ½ story townhome offers two spacious luxury condominiums, with expansive rooftop decks overlooking the steeples dominating the skyline of our "Holy City".

Each unit features a large, open kitchen/living/dining area; three bedrooms; 3 ½ bathrooms and expansive, private rooftop decks with kitchenettes and the potential to add a private spa.

Simons Walk is the ideal living environment for those who enjoy being immersed in Charleston's history and only a brief walk to the renowned restaurants and shops that enhance your Charleston experience.

*1. Charleston Gailliard Performing Arts Center 2.. The Battery 3. 167 Raw Bar 4. Gibbes Museum of Art 5. Charleston City Market 6. Colonial Lake 7. South Carolina Aquarium*









## Classic charm.

*Explore the enduring appeal and convenient proximity to the lively downtown attractions of Charleston, all while embracing the peaceful and magical ambiance of Halsey Park.*

Imagine a leisurely evening stroll across town to enjoy at performance at the Charleston Gaillard Performing Arts Center without the worry of where to park.

Engage your inner youth and enrich your adult years by auditing a class at the College of Charleston through the Adult Student Program.

Enjoy an evening walk to the infamous Charleston Battery to take in the sunset over Charleston Harbor.

All of this and more is available to you in your maintenance free home at Simons Walk!





## Suite A

### Heated and cooled areas

Ground floor: 765 Sq. Ft.

Second floor: 765 Sq. Ft.

Third floor: 880 Sq. Ft.

Rooftop: 135 Sq. Ft.

Total area: 2,545 Sq. Ft.

### Non-heated and cooled areas

Patio at Historic Ruin: 221 Sq. Ft.

Rooftop Terrace: 576 Sq. Ft.

Starting at \$2.299 Million

## Suite B

### Heated and cooled areas

Ground floor: 890 Sq. Ft.

Second floor: 890 Sq. Ft.

Third floor: 738 Sq. Ft.

Rooftop: 135 Sq. Ft.

Total area: 2,653 Sq. Ft.

### Non-heated and cooled areas

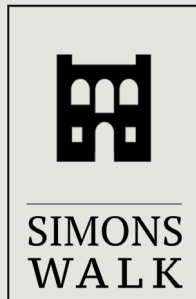
Rooftop Terrace: 533 Sq. Ft.





*Step into your dream lifestyle, where you're embraced by history, tantalized by incredible restaurants and shops—all without the bustling King Street clamor or the maintenance demands of a historic building.*





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