

203 BROAD STREET PROPERTY FEATURES SUMMARY

SUMMARY

Total Bedrooms:	4
Total Bathrooms:	3 full & 1 half
Property Size:	2,768 SF

GENERAL FEATURES

- Flood insurance is expected to be cut in half upon new flood mapping on January 29
- Overlooking Colonial Lake Park
- Across the street from brand new Moultrie Playground and Tennis courts
- The Horse Lot Park is around the corner and is a social dog park
- New Charleston Battery promenade expected to be completed later this year

It may be possible to add walk-out rooftop terrace from 3rd floor

EXTERIOR

- Private Parking for 2 vehicles
- New Copper Roofing at front exterior facade
- Bluestone Hardscape Patio
- Brickwork with reclaimed historic bricks
- Storage out-building
- Turf grass section for convenience and durability
- Sump Pump in backyard to prevent standing water from storms

INTERIOR

Chef's Kitchen

- Namibia White Marble Kitchen Counters
- Kohler Farmhouse sink
- Axor / Grohe Faucet
- AGA Legacy gas range and appliance suite

- Pine Floors original to the home
- Expansive 11 foot ceilings
- 4 Brick fireplaces (gas burning), including living room, master bedroom, and dining room

- Large Bay window overlooking Colonial Lake
- Historic woodwork and architectural details reflecting its Victorian architecture
- Transom windows throughout
- 2nd Floor office/study nook with floor-to-ceiling bookshelf
- 4th bedroom on 3rd floor can be used as flex space