

# 31 E Battery Street Charleston, SC 29401

MLS #22021909

## \$3,375,000

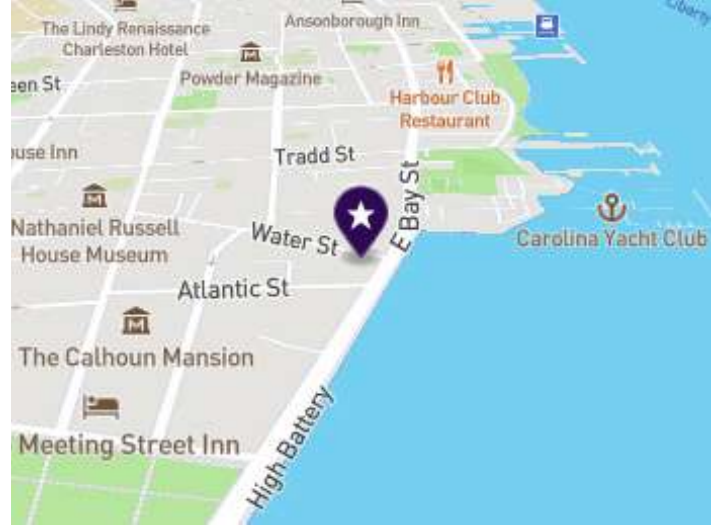
**CLOSED** 8/3/23

**6 Beds 5.00 Baths**

**7,505 Sq. Ft.** (\$450 / sqft)

**Year Built 1837**

**Days on market: 289**



### Details

**Prop Type:** Single Family Detached

**Subdivision:** South of Broad

**List date:** 8/17/22

**Orig list price:** \$4,250,000

**County:** Charleston

**Style:** Traditional

**Sold date:** 8/3/23

**Area:** 51 - Peninsula Charleston Inside of Crosstown

**Full baths:** 5.0

**Off-market date:** 8/3/23

**High:** Burke

**Acres:** 0.17

**Updated:** Aug 8, 2023 9:44 AM

**Middle:** Simmons Pinckney

**Lot Size (sqft):** 7,405

**List Price:** \$4,250,000

**Elementary:** Memminger

### Features

**Appliances:** Dishwasher, Dryer, Refrigerator, Washer

**Fireplace Features:** Three +

**Interior Features:** Ceiling - Smooth, High Ceilings, Walk-In Closet(s), Wet Bar, Ceiling Fan(s), Eat-in Kitchen, Family, Formal Living, Entrance Foyer, Office, Pantry, Separate Dining, Study, Sun

**Patio And Porch Features:** Patio, Wrap Around

**Community Features:** Trash

**Flooring:** Ceramic Tile, Wood

**Laundry Features:** Laundry Room

**Property Condition:** Pre-Owned

**Construction Materials:** Stucco, Wood Siding

**Foundation Details:** Crawl Space

**Levels:** 3 Stories

**Roof:** Metal

**Cooling:** Central Air

**Heating:** Forced Air

**Sewer:** Public Sewer

**Exterior Features:** Balcony

**Utilities:** Charleston Water Service, Dominion Energy

**Fencing:** Brick, Wrought Iron

**Waterfront Features:** River Front

**Water Source:** Public



**Bryan McElveen**

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## Remarks

Priced to sell! Directly across from the Charleston Harbor, you'll find a rare opportunity to restore Charleston's only available grand home on High Battery. Here you can enjoy breathtaking views from all three floors and cooling sea breezes from the large yard and piazzas. 31 East Battery comes with renovation plans that have been fully approved by the city's Board of Architectural Review. Designed by renowned architect Eddie Fava, the restoration includes a rooftop deck, detached garage, and many other coveted luxuries, while of course maintaining the home's interior wood paneling, custom Tiffany-designed features, and other historic details that have withstood the test of time and still reflect the original circa 1837 character. The combination of 31 East Battery's grand interior spaces, water views, iconic setting, and convenient location ensures the next owner will create an incomparable restoration like none other in Charleston.

Courtesy of William Means Real Estate, LLC  
Information is deemed reliable but not guaranteed.



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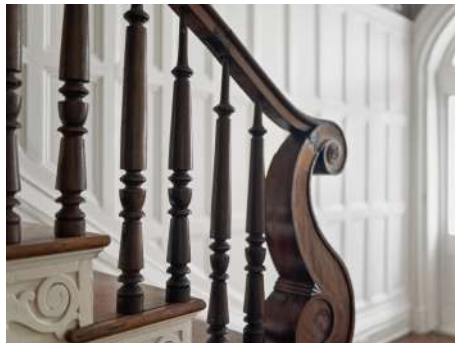
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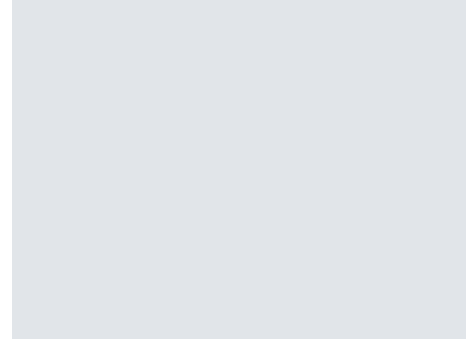
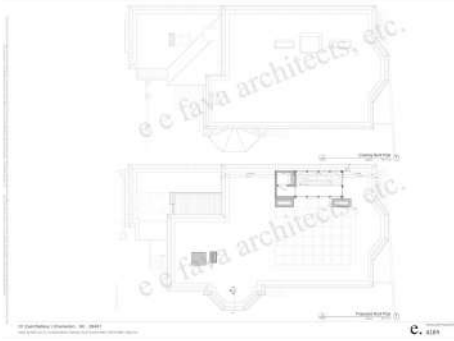
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