

1454 MIDDLE STREET, SULLIVANS ISLAND SC

just LISTED



HISTORICAL *home*

OFFERED AT \$3,695,000

Own a piece of Sullivan's Island history! Once the Fort Moultrie Post Theater, constructed for entertainment for soldiers stationed at Fort Moultrie and the Sullivan's Island community, the property is now zoned for a single-family residence. Final conceptual approval has been granted for this exquisite Kevan Hoertdoerfer design, featuring approximately 6,000 square feet of living space that includes vaulted ceilings with exposed original trusses, floor to ceiling glass windows, and an open roof atrium in the center of the home. The expansive, open kitchen and living area leads to a raised pool and is ideal for family enjoyment and entertaining. Three of the 6 spacious bedrooms, all en suite, have balconies overlooking an open-air courtyard where patrons once walked through the lobby of the theater to their seats. Exterior and landscape plans are in process to revitalize the original marquee and create a lush, colorful garden and patio fronting on Middle Street. The owner is in the process of permitting for construction but is offering it for sale to someone seeking a truly iconic property and centerpiece of the historic Sullivan's Island community. The property is being sold "as is" and includes architectural plans.



Elke Pizzo
843-991-5304



Pizzohomepartners@carolinaone.com

Nick Pizzo
516-729-9747



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