

Just Listed in the Old Village!

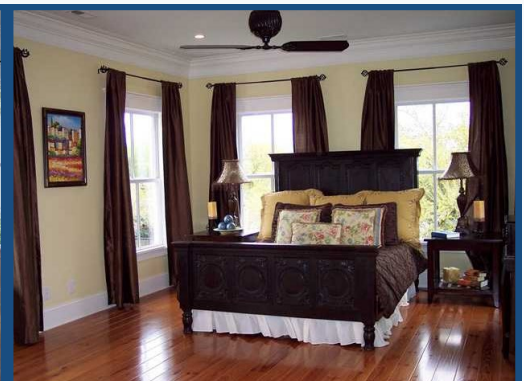
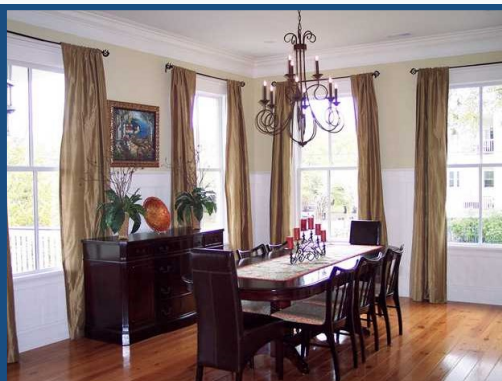
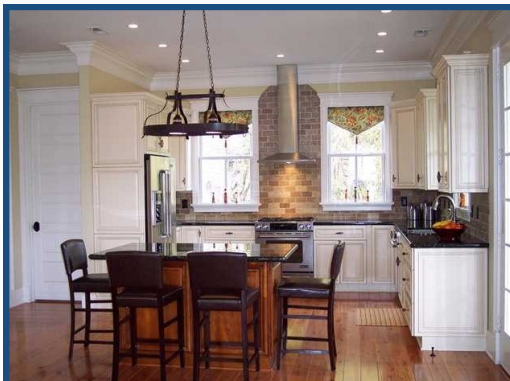


920 Royall Ave
Mount Pleasant
MLS# 1305345 | \$1,349,000

4 Bedrooms | 3.5 Baths | 3,000 SqFt



Charleston Single in highly sought-after Old Village. Home sits on rare, large corner lot with majestic Live Oak trees canopying the front porch. Home is elevated with a 3 car garage, plus storage room, all with poured flooring. Garage doors are high enough for boat storage. Pull into garage and take elevator to next two levels of the home. Heart pine flooring throughout except bathrooms and laundry room which have tile. The kitchen and dining room are built with an open floor plan design. The kitchen boasts custom cabinets, tiled backsplash, island, granite counters, gas range and stainless appliances. Dining area features plank paneling walls. The kitchen and dining room open through French Doors to side porch with spiral staircase leading to master bedroom porch, and then to roof garden with views of marshes and Sullivan Island Lighthouse. (First floor porches are decked with Ipe for ultimate durability). The great room has a custom designed gas fireplace with built-in cabinets, wired for home theater system. First floor also has a guest bedroom, full bath, powder room, utility room and 10 foot ceilings. Gorgeous staircase with wrought iron spindles and blank paneling. Upstairs layout offers large master suite with private side porch. Large master bath with deep spa tub, separate tiled shower w/dual heads, dual vanity with granite counters and oiled bronzed fixtures. Upstairs also features two additional bedrooms w/Jack and Jill bath, tiled tub surround, granite and oiled bronze fixtures. Large laundry room with built-in cabinets and granite countertop. This home has extended height doors with iron door knobs, wrought iron lighting, recessed lighting, and heavy crown moldings throughout. Heavy duty 1000 lb elevator with wood interior that accesses every floor, mahogany front door, wired for Ethernet throughout, 2 Rinnai water heaters with endless and efficient hot water, attic is sealed and stabilized with closed cell polyurethane foam insulation to offer the ultimate in heating and cooling efficiency, and a fenced back yard. (Large enough for a pool) The main level of home was built 3+ feet above base flood level for best insurance rates. Home is located within a short walk or bike ride to Pitt Street Bridge, Farmers Market, newly constructed Mt. Pleasant Academy Elementary and Moultrie Middle Schools, harbor, restaurants and shopping.



The AgentOwned Realty Co.
824 Johnnie Dodds Blvd.
Mt. Pleasant, SC 29464
Real Estate • Mortgage • Insurance

Jennifer Nipper
REALTOR®
(843) 478-1800
jen@AgentOwned.com
www.AgentOwned.com

