

**1204 Marvin Ave**  
Charleston, SC 29407



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**MLS# 26000448**



**\$549,000**

**4 Bedrooms | 2 Bathrooms | 1,451 Sqft**

Charming, spacious, and ideally located in the heart of West Ashley--this gem sits on a large lot with NO HOA! Conveniently located for quick commute to downtown Charleston and within a short distance to Charles Towne Landing, Home Team BBQ, Starbucks, and an abundance of shopping and dining options. This home offers the perfect blend of convenience and Lowcountry charm. The home is located in the desirable Old Towne Acres neighborhood and residents enjoy access to a community park with walking paths, four tennis and pickleball courts, a baseball field, playground equipment, basketball courts, and paved walking paths. The popular Charles Towne Landing State Historic Site and 80-acre park is just across Old Towne Road from the entrance to the Lenevar subdivision. Also nearby is Old Towne Creek County Park, a brand-new 67-acre park, along with the Lowcountry Center for Conservation, a dedicated space for conservation, education, and community outreach currently being developed next to the park. Ashley Landing Mall and the surrounding shopping centers at the Sam Rittenberg Boulevard and Old Towne Road corridor are all within a short distance, offering abundant shopping, dining, nightlife, and grocery options. Inside, you'll find a bright, open-concept living area with a vaulted ceiling, working fireplace,



**Erin Wheatley**

Phone: (843) 478-8140

Carolina One

For full listing details, please scan:

