

**1457 Patterson Ave**  
Charleston, SC 29412



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**MLS# 26002779**



**\$1,295,000**

**5 Bedrooms | 4 Bathrooms | 3,300 Sqft**

Enjoy stunning front marsh views with the Charleston skyline beyond from this exceptional Lowcountry retreat, ideally located just 10 minutes from Downtown Charleston and 10 minutes to Folly Beach. Relax on the screened-in front porch and take in the natural beauty that makes this home truly special. The current owner has thoughtfully upgraded the property with a renovated kitchen, new HVAC system with Ecobee programmable thermostats, a new back deck with grill cut-out, and many other thoughtful improvements throughout the home. The oversized backyard--more than large enough for a pool--features an 8-foot privacy fence along the rear of the property and includes a large storage shed, offering both privacy and functionality. The huge half-acre lot, framed by majestic live oaks, deliver exceptional curb appeal and no HOA. Inside, the well-designed floor plan includes a formal dining room, a living room/den with gas-log fireplace, and a spacious family room with vaulted ceilings that opens to the back deck and side entry. The home features two primary bedroom suites, a large laundry room/extra pantry with sink, and an impressive butler's pantry plumbed for a full kitchen. All living areas are on one level, with the exception of a finished room over the garage with a full bath. Additional highlights include a whole-house generator, tankless



**Bonnie Cooke**

Phone: (843) 813-6248

Carolina One

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