

**807 Bruce St**  
Charleston, SC 29412



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MLS# 26016594



**\$650,000**

**3 Bedrooms | 2 Bathrooms | 1,514 Sqft**

Prime James Island Opportunity! Situated in a highly desirable James Island location, this single-family ranch home sits on a massive, expansive, almost half-acre lot directly on a peaceful creek. Featuring three bedrooms, two full bathrooms, and a one-car garage, this property offers incredible potential but does need a little cosmetic updating. Rest easy knowing the high-ticket mechanicals are already handled, featuring a roof replaced in 2019, a newer HVAC from 2022, and a fully encapsulated crawlspace with a dehumidifier. Sold strictly as-is, this waterfront gem is the perfect canvas for savvy buyers ready to bring their vision and unlock incredible value in a premier location.



**Leann Teitsort**  
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