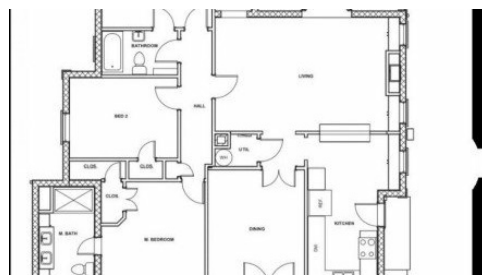


61 Gordon St
Charleston, SC 29403



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MLS# 26019087



\$1,275,000

3 Bedrooms | 2 Bathrooms | 1,562 Sqft

Listing reflects the existing residence. BAR-approved plans are included in the purchase price, and the building permit has already been applied for. Rare opportunity to own a property in highly desirable Wagener Terrace with BAR-approved renovation plans already in place--allowing the next owner to bypass months of planning, design, and approvals. Offered at \$1,275,000, the sale includes the existing home, survey, BAR-approved plans, and permit application for a thoughtfully designed renovation totaling approximately 3,150 square feet. The proposed design features a 2,704-square-foot main residence with 4 bedrooms, 3.5 bathrooms, plus a 446-square-foot accessory dwelling unit (ADU) with an additional half bath. Whether your vision is a primary residence, second home, or investment property, this offering provides the rare opportunity to customize a beautifully renovated home while benefiting from the significant time, expense, and expertise already invested in the approval process. For buyers seeking a turnkey solution, the seller is also willing to complete the renovation under a separate construction agreement. Construction costs, finishes, scope of work, and timeline will be negotiated independently of the real estate purchase. Copies of the BAR-approved plans are available upon request.



Alicia Miller
Phone: (774) 452-0927
Carolina One

For full listing details, please scan:

