



# 301 Richardson Avenue Avenue, Summerville, 29483, SC

[https://homesforsalelistings.net/properties/301-richardson-avenue-avenue/summerville/sc/29483/MLS\\_ID\\_26013371](https://homesforsalelistings.net/properties/301-richardson-avenue-avenue/summerville/sc/29483/MLS_ID_26013371)



**Price - \$1,254,000**

| Bedrooms | Baths | SqFt | Lot Size | Year Built | DOM      |
|----------|-------|------|----------|------------|----------|
| 6        | 5     | 3602 | 0.5700   | 1881       | 146 Days |

## Features

### Exterior

- Balcony
- Garden

### Cooling

- Central Air

### Heating

- Electric

### Floors

- Wood

### Roof

- Architectural

### Laundry Features

- Washer Hookup

## Interior Features

- Beamed Ceilings
- Ceiling - Cathedral/Vaulted
- Ceiling - Smooth
- High Ceilings
- Kitchen Island
- Walk-In Closet(s)
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Formal Living
- Great
- In-Law Floorplan
- Office
- Separate Dining

## Community Features

- Laundry Room
- Trash
- Walk/Jog Trails

## Fireplace Features

- Bedroom
- Den
- Dining Room
- Family Room
- Kitchen
- Living Room
- Three +

## Utilities

- Dominion Energy
- Summerville CPW

## Window Features

- Window Treatments - Some

## Lot Features

- .5 - 1 Acre
- 0 - .5 Acre

## Style

- Traditional
- Victorian

## Other

- Central
- Off Street
- Ceiling Fan(s)
- Multiple Closets

## Description

Historic Gem with Unlimited Income Producing Potential. Step into a unique opportunity at this historic 1881 residence, formerly known as The Pink Dolphin Bed & Breakfast, located just two blocks from the vibrant heart of downtown Summerville's historic district. This remarkable property blends timeless charm--including heart-of-pine floors, eight fireplaces, large period windows, and original architectural details--with thoughtful modern updates and income-generating spaces. Approximately 3,602 sq ft, on a generous roughly 0.57-acre lot. Renovations & Upgrades: The current owners have completed significant extensions, remodels, and a beautifully renovated kitchen, enhancing functionality while maintaining historic character. Flexible Layout for Multiple Uses: A fully functional first-floor unit, currently operating as an Airbnb, accessible via its own entrance. A full one-bedroom apartment on the second floor with a living room/bedroom, kitchen, and separate laundry facilities ideal for extended family, rental income, or guest quarters. Versatile Uses & Income Streams: Live in the main home while generating income through the separate units, or reimagine the property as a thriving bed & breakfast, charming restaurant, event venue, or multi-generational residence. There's also strong potential for redevelopment or rebranding, this is truly a canvas for vision and opportunity. Location Hard to Beat: Nestled in the heart of historic downtown Summerville, it's within walking distance to Hutchinson Square, beloved shops, restaurants, festivals, and community events, making it both a lifestyle dream and a savvy investment. Summary: Whether you're looking to live in a storied Southern home, operate a boutique hospitality business, or build diversified rental income, this property delivers. The blend of character, location, and flexible design positions 301 E Richardson Ave as a rare and compelling offering in Summerville's market. Highlights at a Glance Historic Charm Built in 1881, with original heart of pine floors, fireplaces, and historic architectural details. Modern Renovations Updated kitchen and remodeled spaces blending historic and modern appeal. Income Potential with Separate Airbnb rental and full second-floor apartment, ideal for multiple revenue streams. Location can not be beat Downtown Summerville, steps from shops, restaurants, events, and historic attractions. Versatility Live, work, invest, convert to B&B, multi-gen living, wedding venue, restaurant, or return to former hospitality use. So many options and opportunities. Or just enjoy living here as your primary residence and enjoying everything being in the heart of downtown Summerville has to offer. Zoned both residential and commercial.

## SEE THIS PROPERTY



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### Check On Site



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