



Subdivision:
Middle School: St. George
High School: Woodland
Square Feet: 2000
Home Style:
Year Built: 1915
MLS ID: 24021381



Description of property at 302 Minus Street:

Charming Dual-Home Property in the Heart of St. George. Nestled on nearly an acre in the center of St. George, this unique property offers two distinct homes, ideal for multi-generational living or potential rental income. Located just a short walk from the Dorchester County Library, local government offices, local coffee shops, restaurants, and grocery stores. The neighborhood is known for its small-town charm, where many residents navigate the area by golf cart, enjoy the local parades from their front porches, and love spending afternoons at the play park on the end of the street. The first home is a beautifully preserved 115-year-old Craftsman, featuring a striking red tin roof. The kitchen, fully renovated in 2020, boasts stainless steel appliances, granite countertops, a spacious island, pantry, and ample cabinetry. Adjacent is a convenient laundry room, with appliances that will convey. The formal front parlor and expansive dining room, both with 9-foot ceilings and elegant crystal chandeliers, create an inviting space for entertaining. The dining room features a fireplace with gas log hookup, framed by classic Craftsman shelving. The primary en-suite bedroom is a sanctuary with its massive double rod closet, shelves, and an antique wardrobe that conveys. The bathroom offers a luxurious jetted tub, and just outside, a private outdoor shower provides a relaxing retreat. The back of the home is a showstopper, featuring an enormous climate-controlled sunroom with cypress paneling, wraparound windows, and a wet bar, perfect for informal dining and lounging. The sunroom opens to a wraparound deck, ideal for outdoor living. This Craftsman home also includes a detached two-car garage with a workroom and an adjacent 256-square-foot building equipped with a plumbed sink, mini-split unit, water heater, and ceiling fan, offering endless possibilities for use. The property's second home, accessible via a quaint brick-walled courtyard, is equally impressive. This cozy residence is adorned with stunning cypress paneling throughout. The open-plan downstairs features a modern kitchen with new stainless steel appliances, a large pantry, and an antique butcher block that conveys. The downstairs also includes a bathroom and a spacious closet. Upstairs, you'll find a half bath, sitting area, and bedroom, all climate-controlled with HVAC. A sizable storage room holds the potential to be converted into an additional bedroom. The back porch, complete with an outdoor pool table that conveys, and a three-bay carport provide ample outdoor living space, while the back patio features a hot tub for ultimate relaxation. A charming oyster shell drive leads to this home from Weathers Street. Additionally, the property includes a 260-square-foot covered open shed with a concrete floor, water, hard-wired party lights, and a ceiling fan, perfect for gatherings. Both homes are equipped with outdoor tankless water heaters. A whole-house generator and solar panels, ensure energy efficiency and peace of mind for the main home. The mature landscaping includes a picturesque courtyard, pecan trees, crepe myrtles, camellias, and various maples, including a rare

and valuable Japanese maple. There is a 485 foot well on the property that can easily be connected to an irrigation system to help in maintaining the luscious lawn. This unique property in St. George offers a blend of historic charm, modern amenities, and endless possibilities for living and entertaining.

Lot features

- Lawn Well
- Laundry Room
- Wood
- Kitchen Island
- Walk-In Closet(s)
- Family
- Formal Living
- Other (Use Remarks)
- Pantry
- Separate Dining
- Sun
- Dining Room
- One
- .5 - 1 Acre
- Craftsman

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