

\$400,000 :: 4 Bedrooms / 2 Bathrooms



Subdivision: St James Estates
Middle School: Sedgefield Intermediate
High School: Goose Creek
Square Feet: 1577
Home Style:
Year Built: 1972
MLS ID: 24022013



Description of property at 111 Saint James Boulevard:

Welcome home to this charming and beautifully renovated brick ranch on a picturesque 1/3-acre lot in the established neighborhood of St James Estates with no HOA! The thoughtful renovation includes all new wood laminate flooring, stylish fixtures, well-designed bathrooms, and so much more. The flexible floor plan offers spacious gathering areas, as well as 3 bedrooms, plus a FROG (finished room over garage) that would be perfect for an office, playroom, or 4th bedroom. As you enter the foyer from the welcoming front porch, you're invited into the large dining room with a gorgeous original picture window. The kitchen, with its freshly painted white cabinets, new stainless appliances, and quartz countertops is open to the casual dining space, with a classic original bay window, and the cozy family room. You'll love to retreat to the Primary bedroom and your stunning new bathroom with double vanity, recessed lighting, brushed gold fixtures and mirrors, and the fully tiled walk-in shower. Two more bedrooms share a hall bathroom that has been completely renovated using a classic black and white palette that includes a new vanity with quartz top and a soaking tub with subway tile surround. The large, fenced backyard with shade trees, patio, and firepit is perfect for relaxing and entertaining, and the lovely front yard features a peach tree, lime tree, and fig tree. Other highlights include smooth ceilings, fresh paint inside and out, a new water heater, new front and back doors, a 1 car garage with service door and so much more. St James Estates is conveniently located near Tanner Plantation, so just minutes to Bowen's Corner Elementary, grocery stores, restaurants, shopping, and parks. You'll be within 20 minutes of the airport, military bases, beaches, and historic Charleston. This is the perfect home for someone who wants to leave the weekend house projects behind to enjoy all that Charleston has to offer. A \$1600 Lender Credit is available and will be applied towards the buyer's closing costs and pre-pays if the buyer chooses to use the seller's preferred lender. This credit is in addition to any negotiated seller concessions. Owner holds a SC real estate license (inactive) and agent is related to owner.



Lot features

- Laundry Room
- Wood
- Security System
- Park
- Ceiling - Smooth
- Garden Tub/Shower
- Walk-In Closet(s)
- Ceiling Fan(s)
- Eat-in Kitchen
- Entrance Foyer
- Frog Attached
- Great
- Loft
- Separate Dining
- Charleston Water Service
- Dominion Energy
- Some Storm Wnd/Doors
- Level
- Ranch
- Traditional
- Ceiling Fan(s)
- Walk-In Closet(s)