

111 Garden Hill Road Summerville, SC
29483

**(843) 478-
8061**



\$725,000 :: 4 Bedrooms / 2.5 Bathrooms



Subdivision: Garden Hill
Middle School: Alston
High School: Summerville
Square Feet: 2992
Home Style:
Year Built: 1984
MLS ID: 24023605



Description of property at 111 Garden Hill Road:

Situated within the serene Garden Hill community in Summerville, this unique home seamlessly combines modern comforts with natural beauty. As you approach, the sight of mature trees and well landscaped grounds sets a welcoming tone. A long driveway, expansive yard, and a charming front porch, inviting you to explore further. Upon entering, the grandeur of a soaring vaulted ceiling and an abundance of natural light greet you. The living room, open to the dining room and kitchen, features a cozy stone fireplace that reaches up to the ceiling and is flanked by built-ins, creating a perfect space for relaxing and unwinding. Adjacent, the dining room impresses with refined chair rail and crown molding. The large gourmet kitchen is both functional and stylish. It boasts granite countertops, stainless steel appliances including a gas range, and modern cabinetry, all complemented by a stylish tile backsplash. A casual dining area offers access to a delightful, screened porch and backyard, seamlessly blending indoor and outdoor living. Conveniently located off the kitchen is a laundry room combined with a half bath. The main level also hosts two comfortable bedrooms, one of them quite large, and a full bathroom. Off the laundry-room is a large 450 sq. ft. multi-use flex room, currently used as a photography studio and a family room. Upstairs, a large loft with a vaulted ceiling bathed in natural light. It functions now as a large family room, with overflow dining and leather couches. The owner's suite is a private retreat, featuring a vaulted ceiling, crown molding, and a built-in desk area. The en suite bath is a spa-like haven with a dual sink vanity and a massive luxurious step-in shower. An expansive fourth bedroom, currently used as a video studio and home office, completes the upper level. A main feature of the home is the large flex-room. It can be used as a family room, master down, studio or game-room. The carpet can be rolled up and it can be used as an insulated, heated/air-conditioned garage or shop. An automatic 16-foot-wide door opens up to the outside for Indoor/outdoor oyster roasts, football games, parties and more. This thick, architectural steel door has a Charleston Carriage House factory painted on the exterior. Windows along the top let in lots of light. It exceeds Florida wind load standards and is factory insulated and sealed to R17 - greater than many exterior walls, and more than typical doors and windows. The screened porch offers a tranquil space to enjoy the natural surroundings, with easy access to the deck and beautiful backyard. There's space for storing a boat or camper. The property backs up to approximately 5 acres of land owned by the SC DOT, and there are currently no plans for development. Ideally located just 1.2 miles from Historic Downtown Summerville, 4.5 miles from Nexton Square, and 14.3 miles from Charleston International Airport, this home offers the perfect blend of convenience and tranquility. Don't miss the opportunity to make this stunning property your own. Visit today and experience its charm firsthand.

Lot features

- Laundry Room
- Ceramic Tile
- Asphalt
- Ceiling - Blown
- Ceiling - Cathedral/Vaulted
- High Ceilings
- Walk-In Closet(s)
- Ceiling Fan(s)
- Bonus
- Eat-in Kitchen
- Family
- Loft
- Separate Dining
- Dominion Energy
- Summerville CPW
- Family Room
- One
- Skylight(s)
- .5 - 1 Acre
- Contemporary
- Ceiling Fan(s)

This listing was provided courtesy of Matt O'Neill Real Estate

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