

NO

sybaritic bath  
& master suite a turn-off**22 KING ST****CHARLESTON, SC 29401****LP: \$2,695,000**

**MLS#:** 2930362md ☐ - RES - SFD **Status:** Active  
**Area:** (51) CHS-Peninsula Chas. inside of crosstown  
**TaxDstrct:** CHS - 71 - Charleston Peninsula  
**Bedrooms:** 3 **Apx SqFt:** 3,747  
**Bths Ful/Hlf:** 3/1 **Tax Map#:** 457-16-02-068  
**Stories:** 3 Story **Apx YrBlt:** 1789  
**Address:** 22 KING ST  
**City:** CHARLESTON **Zip:** 29401  
**Lot Size:** 137 X 48 **Acres:** 0.15  
**Subdiv:** SOUTH OF BROAD **Subsec:**  
**Grade Sch:** MEMMINGER **Middle Sch:** COURTENAY  
**High Sch:** BURKE  
**Possessn:** At Closing, Tnts Rights **New/Owned:** Pre-owned  
**Legal Desc:** East King 22

Click photo for additional media and enlargement



**Style:** Chassngl **Fireplace:** Living Rm, Dining Rm, Bedroom, Bathroom, Three +, Gas Connection **Special:** Flood Ins  
**Roof:** Tile, Copper **Foundation:** Crawl Space **Floors:** Wood, Other  
**Cooling:** Central **Heat:** Heat Pump **Utilities:** SCEandG, Chas Water Sys  
**Parking:** Off-st Prkng  
**SqFt Source:** Previous Listing **\$/Sqft:** \$719.24  
**Auction:** **Auction Type:** **Reserve Amt:**

**Lot Desc:** Level  
**Exterior:** Wood Siding  
**Master BR:** Upstairs, W/i Closet, Outsd Access, Multpl Clset  
**Other Rms:** Eat-in Kitch, Frmal Living, Foyer, Sep Dining, Great Room, Laundry  
**Misc. Int:** Wet Bar, Wlkin Closet, Cth/vlt Ceiling, 9'+ Ceilings, All Wdw Trmt, Smooth Ceil, Kitchen Island  
**Misc. Extt:** Patio, Full Fr Prch, Lawn Irriga., Gutters, Spcl Lights, Iron Fence  
**Wat/Sew:** Public Water, Public Sewer  
**Amenities:** Cable Available, Bus Line  
**Appliances:** Gas Range, Gas Wall Oven, Microwave Built-in, Refrigerator, Dishwasher, Washer, Dryer, Security Sys, Garbage Disp, Ceiling Fan

**Green Features:**

**Directions:** South on King from Broad Street. House located on left side of block, between Ladson and Lamboll.....directly across from the Patrick O'Donnell House, a.k.a. The McDonald Mansion.

**Showing:** Apptmnt Only, 24 Hr Notice, CSS 402-7400  
[Schedule Appointment using CSS](#)

**Remarks:** This classic, c. 1789 Charleston Single House is located on Lower King Street in the most historic district of Charleston, i.e., the south-eastern quadrant of the peninsula. The house has 3 totally renovated stories with 3 bedrooms, 3 and 1/2 baths in 3,747 sq. ft. The first floor has a LR, formal DR, huge "live-in-kitchen great room" with lots of seating and easy access through multiple French doors to the side slate patio and surrounding gardens, designed by Sheila Wertimer. The entire main level is designed for easy entertaining. The second floor is a well-designed master suite with a "sybaritic" huge master bath including double sinks, designer bathtub, walk-in shower and water closet. To the rear of the MBA is a very large walk-in closet with a laundry room and an office bay ensuite. The third floor has two equally nice, full height guest rooms, each with a bath, ensuite. There is off street parking for two cars. If square footage is important - MEASURE!!

**Agnt Notes:** Contact CSS for showings. Agent must be present for all showings. House is occupied; 24 hr. advance notice preferred. 2009 taxes at 4% would be appx \$8,520. [Click here to report incomplete or inaccurate information](#)

**Lease/Pur:** **Prospect Ex:** **Financing:** Conventional, Cash **Assumable:** No  
**Taxes:** **HOA Fee:** **Assmt Ratio:** (B) .06 NOT CLASSIFIED FOR LOW RATIO **SpAssmt:**  
**Owner:** **Regime Fee:** **List Date:** 11/20/2009 **Exp Date:** N/A  
**C/R:** **CntngncyRsn:**

**List Agent:** (5468) CASEY M. MURPHEY  
**List Office:** (1214) DANIEL RAVENEL SOTHEY'S INTER

**Type/Comp/SubAccept:** Exclusive Right to Sell/3 %/N  
**Variable:** N  
**Limited Svc:** N  
**Co-Agt:** ()

**Co-Off:** ()

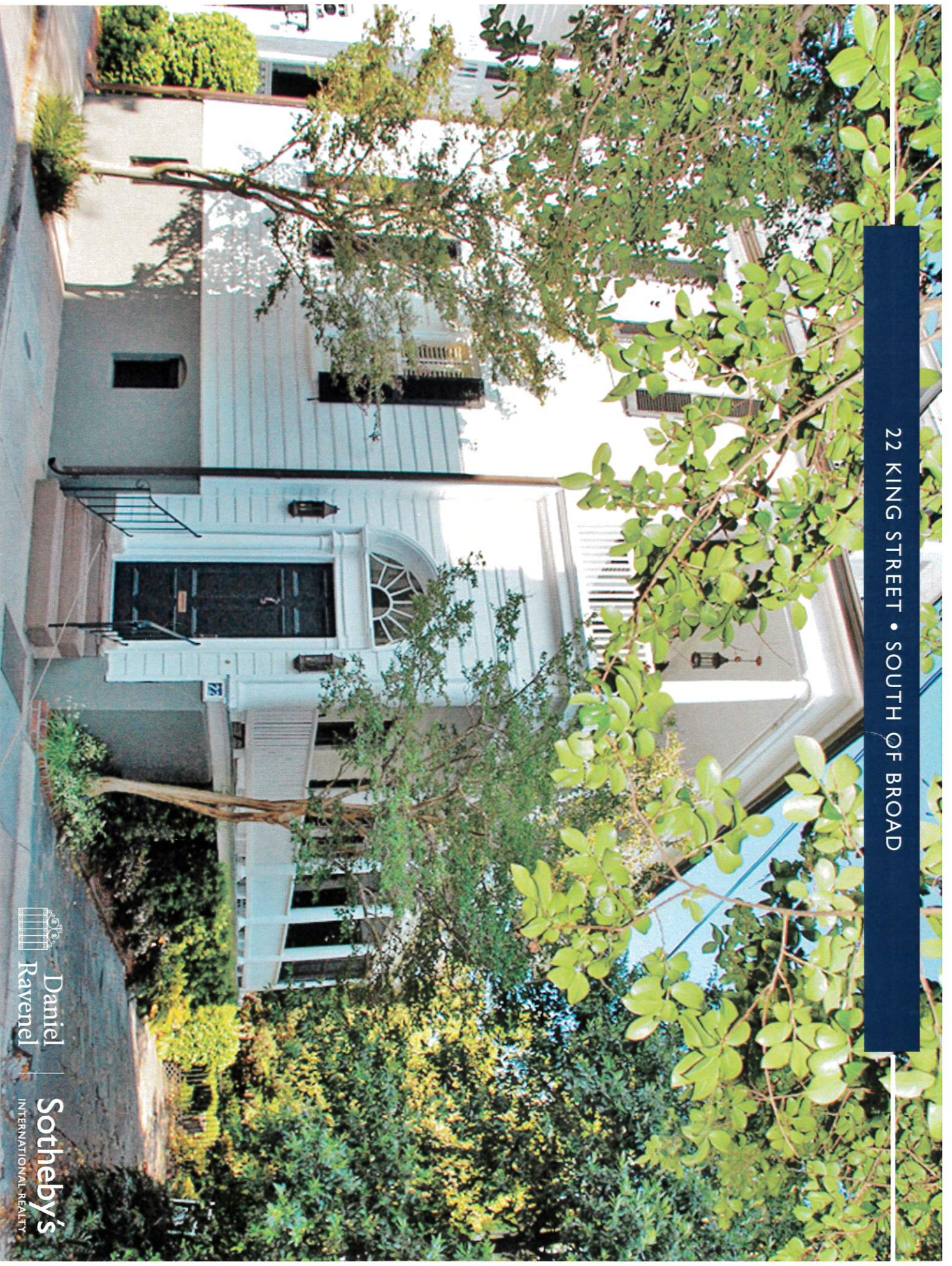
<b>Contacts:</b>	Agent	Office	Agent Email
	Mobile	Ph	cmurphey@danielravenelsir.com
	(843)	(843)	
	200-	723-	
	2121	7150	

---

--Information deemed reliable but not guaranteed--Copyright: 2010 by the Charleston Trident MLS Association of REALTORS  
Prepared by MARY CUTLER of WILLIAM MEANS REAL ESTATE, LLC on 5/11/2010 10:09:45 AM



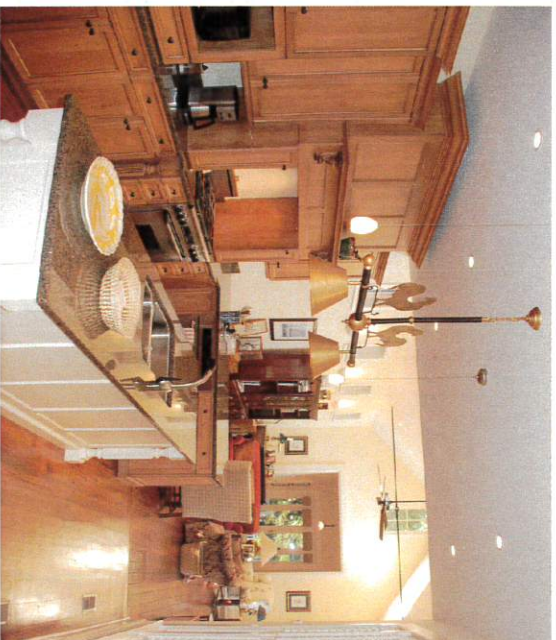
22 KING STREET • SOUTH OF BROAD



Daniel  
Ravenel

Sotheby's  
INTERNATIONAL REALTY





## 22 KING STREET • SOUTH OF BROAD



This classic, c. 1789 Charleston Single House is located on Lower King Street in the most historic district of Charleston. The house has three totally renovated stories with three bedrooms and three and one-half baths. The first floor has a living room, formal dining room, huge kitchen and family room with lots of seating. There is easy access through multiple French doors to the side slate patio and surrounding gardens, designed by Sheila Wertimer. The second floor is dedicated to the well-designed master suite with a large master bath including double sinks, designer bathtub, walk-in shower and access to the second level piazza. To the rear of the master bath is a very large walk-in closet with a laundry room and an office bay ensuite. The third floor has two equally nice, full height guest rooms, each with a bath, ensuite. There is off street parking for two cars.

### EXTERIOR:

Charleston single  
Wood siding  
Tile, Copper roof  
Crawl space foundation  
Double piazzas  
Slate patio  
Garden, designed by Sheila Wertimer  
Off-street parking

### INTERIOR:

Hardwood floors  
Heavy moldings  
Four fireplaces w/ gas connections  
High ceilings  
Cathedral ceiling in the family room  
Plantation shutters  
French doors opening to patio

### FIRST FLOOR:

Foyer  
Formal living room  
Separate dining room  
Kitchen  
Family room  
Wet bar  
Powder room

### SECOND FLOOR:

Master bedroom  
Luxurious master bath w/ huge walk-in closet  
& access to second level piazza

### THIRD FLOOR:

Two guest bedrooms, each with private full bath

### APPLIANCES:

Gas range  
Gas wall oven  
Built-in microwave  
Dishwasher  
Washer & dryer  
Security system  
Ceiling fan

### SQUARE FOOTAGE:

3,747, approximate, buyer to verify

### YEAR BUILT:

c.1789

### UTILITIES:

Heat pump  
Central air

### TAX INFORMATION:

TMS number: 457-16-02-068  
Taxes: \$8,520 @ 4%

### LIST PRICE:

\$2,695,000

### LISTING AGENT:

Casey Murphey 200.2121

DanielRavenelSIR.com

800-382-2279 843-723-7150

33 Broad Street Charleston, SC 29401

\*, TM and SM are licensed trademarks to Sotheby's International Realty Affiliates, Inc. An Equal Opportunity Company. Equal Housing Opportunity. Each Office is Independently Owned and Operated. Except Offices Owned and Operated by NRT Incorporated.

