

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  
**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**



<b>Style:</b>	Chassngl	<b>Fireplace:</b>	Living Rm, Dining Rm, Bedroom, Bathroom, Three +, Gas Connection	<b>Special:</b>	Flood Ins
<b>Roof:</b>	Tile, Copper	<b>Foundation:</b>	Crawl Space	<b>Floors:</b>	Wood, Other
<b>Cooling:</b>	Central	<b>Heat:</b>	Heat Pump	<b>Utilities:</b>	SCEandG, Chas Water Sys
<b>Parking:</b>	Off-st Prkng			<b>SqFt Source:</b>	Previous Listing
					<b>\$/Sqft:</b> \$719.24
<b>Auction:</b>		<b>Auction Type:</b>		<b>Reserve Amt:</b>	
<b>Lot Desc:</b>	Level				
<b>Exterior:</b>	Wood Siding				
<b>Master BR:</b>	Upstairs, W/i Closet, Outsd Access, Multpl Clset				
<b>Other Rms:</b>	Eat-in Kitch, Frmal Living, Foyer, Sep Dining, Great Room, Laundry				
<b>Misc. Int:</b>	Wet Bar, Wkln Closet, Cth/vlt Ceiling, 9'+ Ceilings, All Wdw Trmt, Smooth Ceil, Kitchen Island				
<b>Misc. Ext:</b>	Patio, Full Fr Prch, Lawn Irriga., Gutters, Spcl Lights, Iron Fence				
<b>Wat/Sew:</b>	Public Water, Public Sewer				
<b>Amenities:</b>	Cable Available, Bus Line				
<b>Appliances:</b>	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](#)

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

**List Agent:** (5468) CASEY M. MURPHEY  
**List Office:** (1214) DANIEL RAVENEL SOTHEBY'S INTER  
**Co-Off:** ()

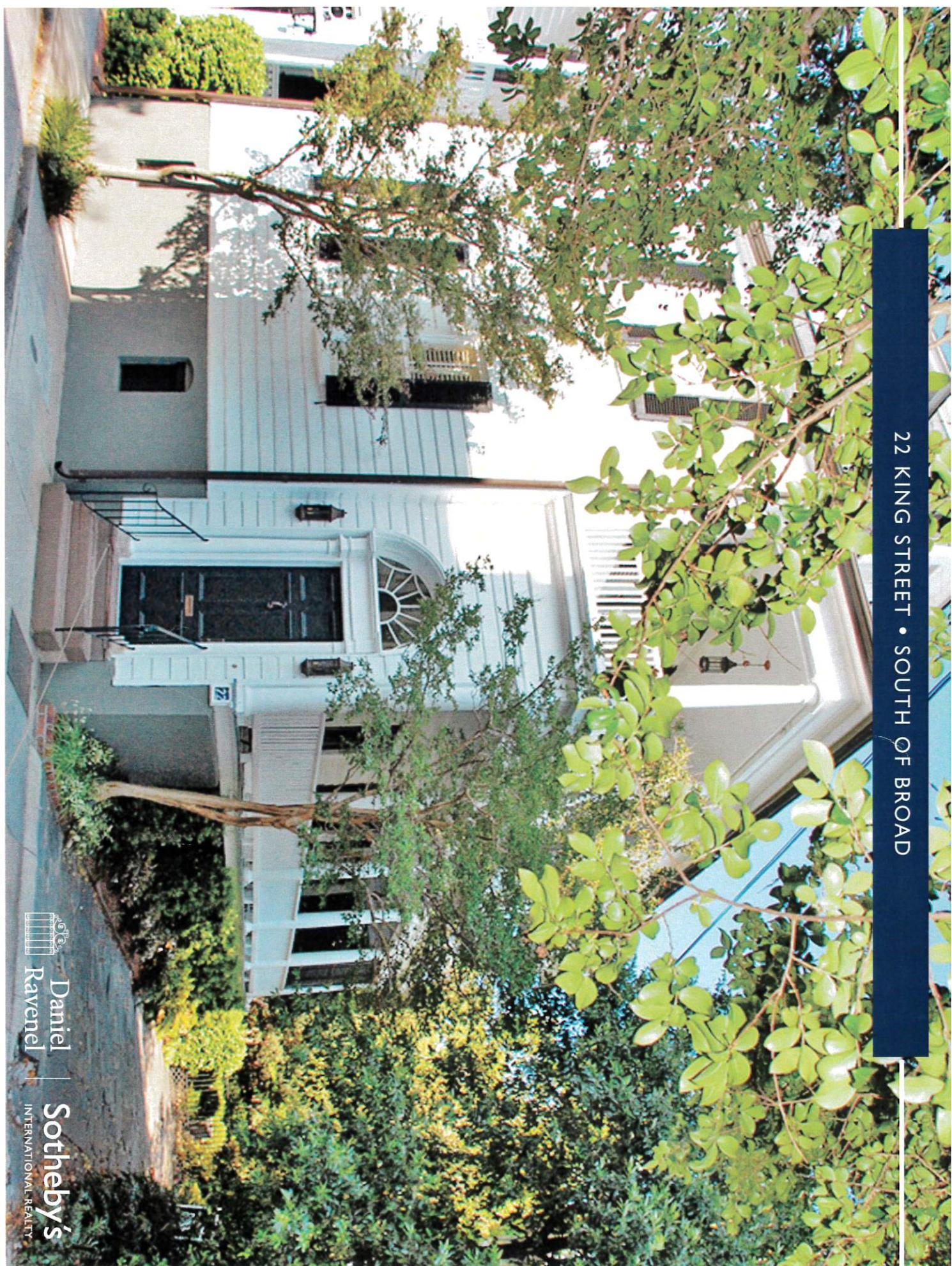
**Type/Comp/SubAccept:** Exclusive Right to Sell/3 %/N  
**Variable:** N  
**Limited Svc:** N  
**Co-Agt:** ()

**Contacts:** Agent Office Agent Email  
Mobile Ph cmurphey@danielravensir.com  
(843) (843)  
200- 723-  
2121 7150

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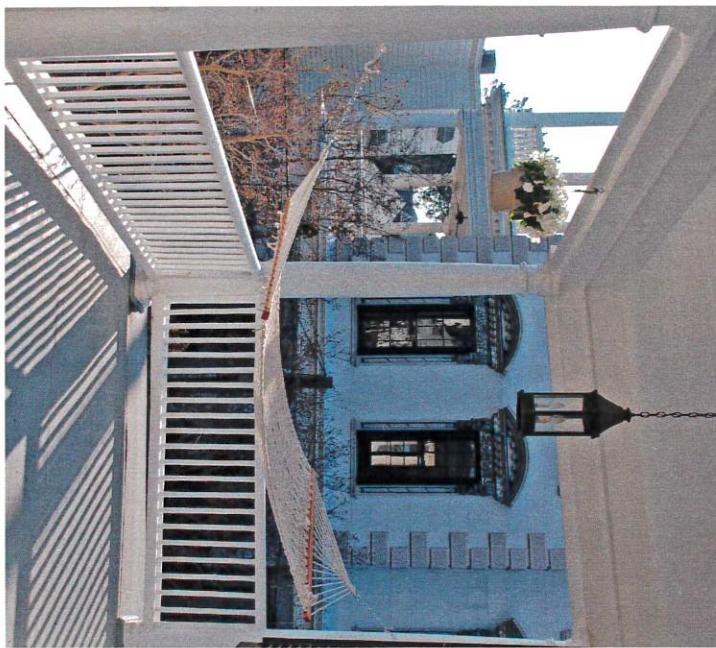
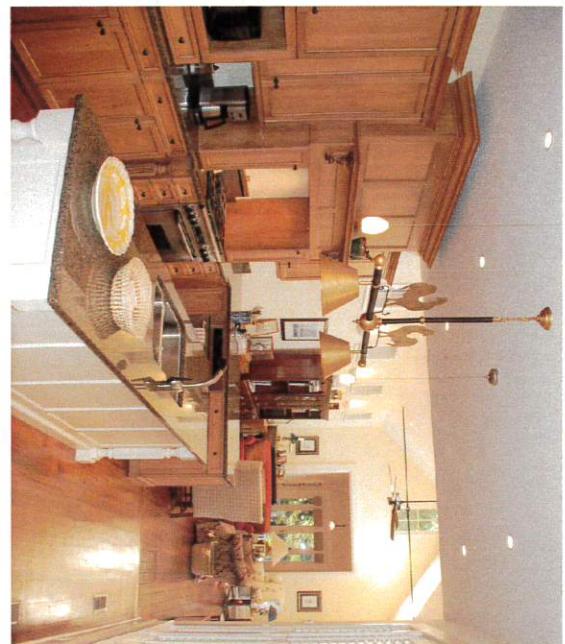
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*Prepared by MARY CUTLER of WILLIAM MEANS REAL ESTATE, LLC on 5/11/2010 10:09:45 AM*

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.

**DanielRavenelSIR.com**

**800-382-2279    843-723-7150**

**33 Broad Street    Charleston, SC 29401**

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**Daniel  
Ravenel**  
INTERNATIONAL REALTY

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

**LISTING AGENT:**  
Casey Murphrey 200.2121

**EXTERIOR:**  
Charleston single  
Wood siding  
Title, 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  
Plantation shutters  
Cathedral ceiling in the family room  
French doors opening to patio

**FIRST FLOOR:**  
Foyer  
Formal living room  
Separate dining room  
Kitchen  
Family room  
Wet bar  
Powder room

**UTILITIES:**  
Heat pump  
Central air

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

**LIST PRICE:**  
\$2,695,000

**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

**YEAR BUILT:**  
c. 1789

**SQUARE FOOTAGE:**  
3,747, approximate, buyer to verify