

\$4,500,000 - 28 Pitt Street, Charleston

MLS® #22011788

\$4,500,000

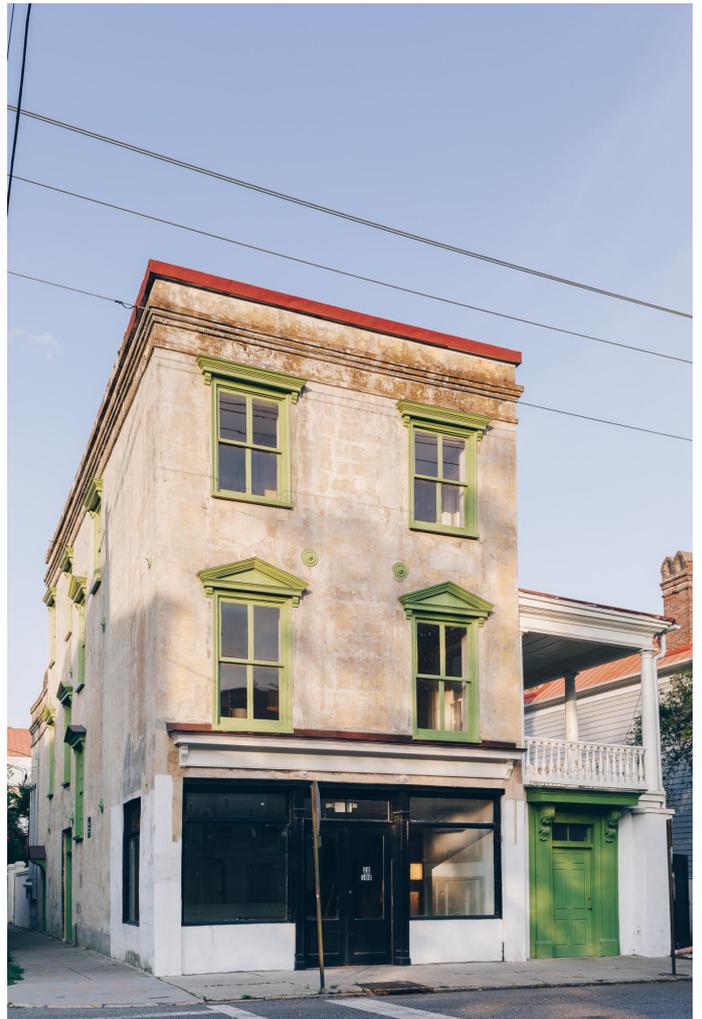
3 Bedroom, 4.00 Bathroom, 5,110 sqft

Residential on 0.11 Acres

Harleston Village, Charleston, SC

Located in the heart of downtown Charleston, this historic masonry property was built in the early 1800s in the Federal Style and received a Gothic renovation in the 1840s which is when the original grocery store was established at the ground level. The property sits on the corner of Pitt and Montagu Streets in Harleston Village and offers a unique mix of restored commercial and residential spaces that can be customized for a myriad of uses. The building was purchased by the current owners in 2016 and has undergone a significant renovation, breathing new life into the property while retaining its many historic finishes. The ~5,000 square foot property is currently configured into three distinct spaces—a cafe, an office and a residence. The Cafe, fronting on Pitt Street, has its own/electric/water meters and was previously approved to serve beer, wine and food with sidewalk seating.

The Office, accessible from Montagu Street, is the second commercial space, and currently is an office with an upscale kitchenette, an open work space anchored by two fireplaces, double archways, a dedicated conference room, a butler's pantry and an ADA-compliant restroom that is plumbed for a shower. If desired, this space could easily be converted back into the primary residence. The office space connects to a private backyard through a pair of french doors.



The Residence occupies the upper two floors of the building. The expertly designed space was thoughtfully renovated and restored with carefully curated finishes and preserved historic details such as original moldings, plaster, original hardwood floors, fireplaces, and large windows.

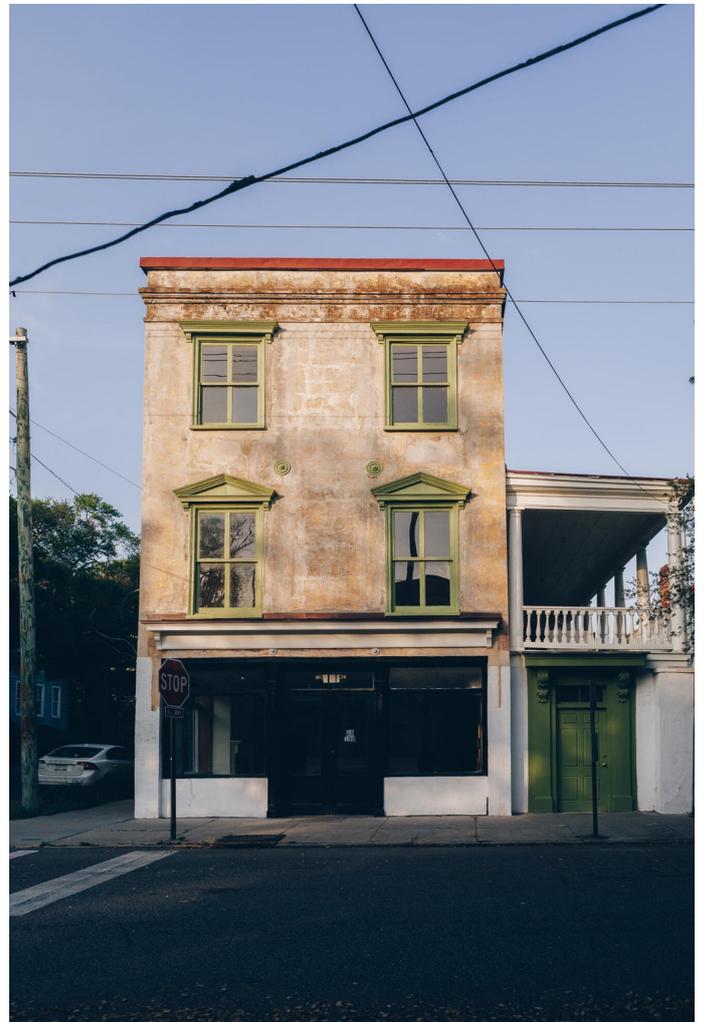
The formal living room or parlor is a particularly grand space with high ceilings and gorgeous original crown plaster molding and central medallion (currently being restored). The high ceilings continue into the stairwell where a second plaster medallion adorns the space and into the modern kitchen where the cabinetry was designed by AD 100 listed architecture and interiors firm, Workstead. The kitchen features Pietra Cardosa countertops, a La Cornue range, and an elegant gooseneck bridge faucet by Catchpole and Rye.

The second floor piazza is the ideal spot to enjoy beautiful Charleston weather with its exceptionally deep proportions allowing ample room for a sitting area and large dining table that can comfortably seat as many as 16 people. Open the original gib doors to create an open air feel between the Piazza and Parlor.

The house boasts 9 fireplaces in total, 6 of them located in the Residence. The deep windows throughout the house are a feature of the thick masonry walls.

A sitting room with a fireplace just off the kitchen functions as a casual place to gather or can act as an additional bedroom.

The guest bedroom, with a fireplace and 4 large windows, is also found on this floor along with a full bath and laundry with a long view out to the piazza.



The entire top floor is perched above the roofline and is configured as the primary suite featuring a large bedroom with great natural light and a spacious bathroom with dual vanities designed by Workstead, a Cle tile shower and original clawfoot bathtub. The central floating element was crafted entirely of white oak and designed by the owners to elegantly disguise storage, the toilet and shower.

There is also an L shaped driveway, accessible from both Pitt and Montagu Streets, which offers ample off-street parking. The location is ideal.

The home is footsteps from the bustling College of Charleston campus and within walking distance of King Street, shops, restaurants and more.

Built in 1820

Essential Information

MLS® #	22011788
Price	\$4,500,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,110
Acres	0.11
Year Built	1820
Type	Residential
Sub-Type	Single Family Detached
Style	Chas. Single
Status	Active

Community Information

Address	28 Pitt Street
Area	51 - Peninsula Charleston Inside of Crosstown

Subdivision	Harleston Village
City	Charleston
County	Charleston
State	SC
Zip Code	29401

Amenities

Parking	Off-st Prkng
Garages	Off-st Prkng

Interior

Interior	Wood
Interior Features	Ceilings - 9'+, Kitchen Island, Ceiling - Smooth
Fireplace	Yes
Fireplaces	Three +
Stories	3 Story

Exterior

Exterior Features	Wood F/encl, Full Fr Prch, Porch - Front Porch
Lot Description	Corner, 0 - .5 Acre
Construction	Pre-Owned

School Information

Elementary	Memminger
Middle	Simmons Pinckney
High	Burke

Additional Information

Days on Website	56
-----------------	----

Listing Details

Listing Office	The Cassina Group
----------------	-------------------



The data relating to real estate for sale on this web site comes in part from the Broker ReciprocitySM Program of the Charleston Trident Multiple Listing Service. Real estate listings held by brokerage firms other than Carolina One Real Estate are marked with the Broker ReciprocitySM logo or the Broker ReciprocitySM thumbnail logo (a little black house) and detailed information about them includes the name of the listing brokers.

The broker providing these data believes them to be correct, but advises interested parties to confirm them before relying on them in a purchase decision.

Copyright 2022 Charleston Trident Multiple Listing Service, Inc. All rights reserved.