



LANE & SMYTHE  
REAL ESTATE BROKERS



**126 HIBBEN**

**\$2,495,000**

listing agent, Lois Lane



Tax Map #: 517-15-00-070  
2007 Taxes: \$4260  
Lot Size: approx. 170x87x160x77  
Approximate Square Footage: 3800  
Year Built: 2005

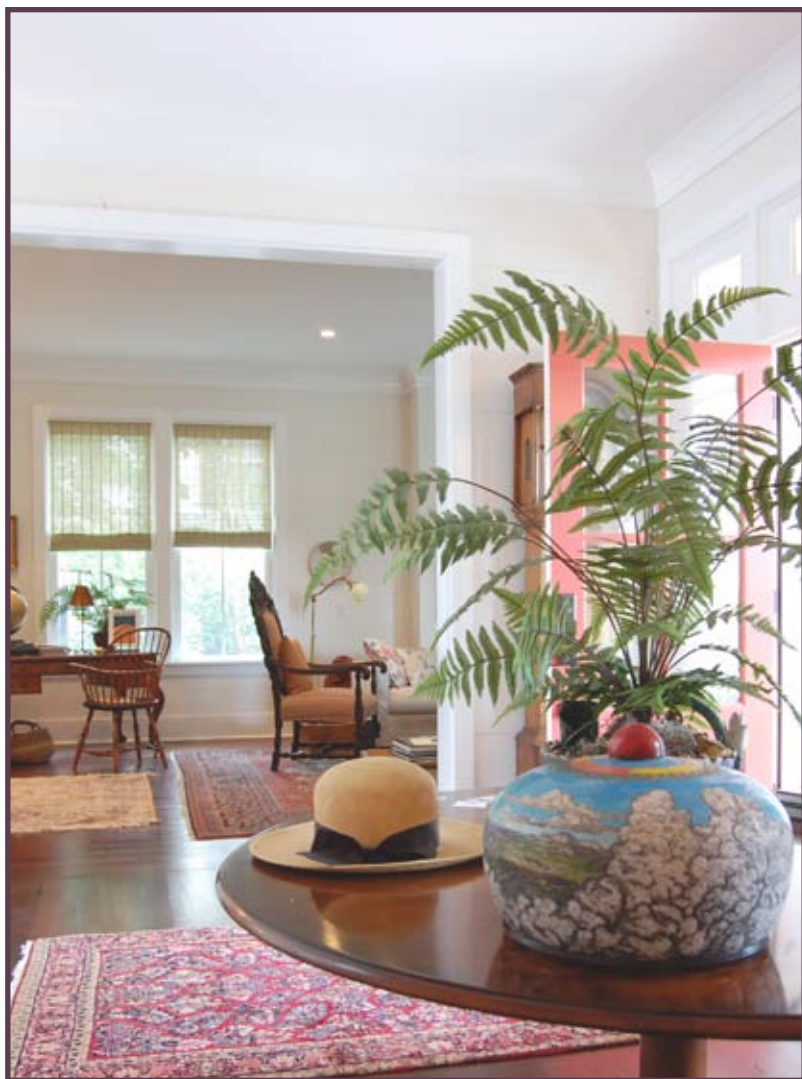


# 126 hibben

Situated on a large lot in the historic old village of Mt Pleasant, this cottage style residence offers views of the harbor, a beautifully landscaped garden, both front and back porches and a terrace. Built in 2005, features include cypress paneled walls throughout, high ceilings, hardwood floors, and an open floor plan, perfect for entertaining or just relaxing with friends. A gracious entry hall opens to a sitting room with floor to ceiling bookshelves and a view of the harbor. The kitchen, with vaulted ceiling includes a walk in pantry and office area. The counter tops are of granite and rosewood and the appliances include a six burner gas cook top, subzero refrigerator, built in oven and microwave, and bosch dishwasher. Both the kitchen and the family room, with fireplace, overlook the screened porch, terrace, and garden. There is a guest bedroom suite on the first floor which can be used as the master or as two separate bedrooms with a shared bathroom. Both bedrooms on the second floor have private baths and generous closet space and harbor views. Off the family room on the first floor there is a hall leading to a full bath and a stairwell to a second floor office, play room or craft room. There is a separate storage shed or workshop and there is plenty of room in the back yard for a swimming pool.

the following items convey:

- subzero refrigerator
- dishwasher
- gas cooktop
- electric wall oven
- washer
- dryer















Located on Charleston's premier business street, Nine Broad was built in the early 1850s as a cotton exchange office, designed by Edward Brickell White. In 1918, Preservationist Susan Pringle Frost, Charleston's first real estate broker, opened her office on Nine Broad Street. Three quarters of a century later, our firm, Lane & Smythe Real Estate, has continued her legacy, undertaking the restoration of Miss Frost's real estate office to its original architectural design.

For over twenty years we have been Charleston's leading real estate brokers, specializing in properties located in historic Charleston. We offer our clients the personal attention they deserve through our years of professional expertise, prominent advertising, and repeat business and referrals. Lane & Smythe successfully brings qualified buyers and sellers together... for those who call Charleston home.

The information herein is furnished to the best of our knowledge, but is subject to verification by purchaser, and agent assumes no responsibility for correctness thereof, nor warrants or guarantees the accuracy of the information or the condition of the property. This property is offered without respect to race, color, creed or national origin.