



LANE & SMYTHE
REAL ESTATE BROKERS



32 MENOTTI

\$859,000

listing agent, Lois Lane



Tax Map #: 458-01-01-079
2007 Taxes: \$2047 (4%)
Approximate Square Footage: 2153
Approximate Year Built: 1997
Lot size: 81.86x30.01









32 menotti

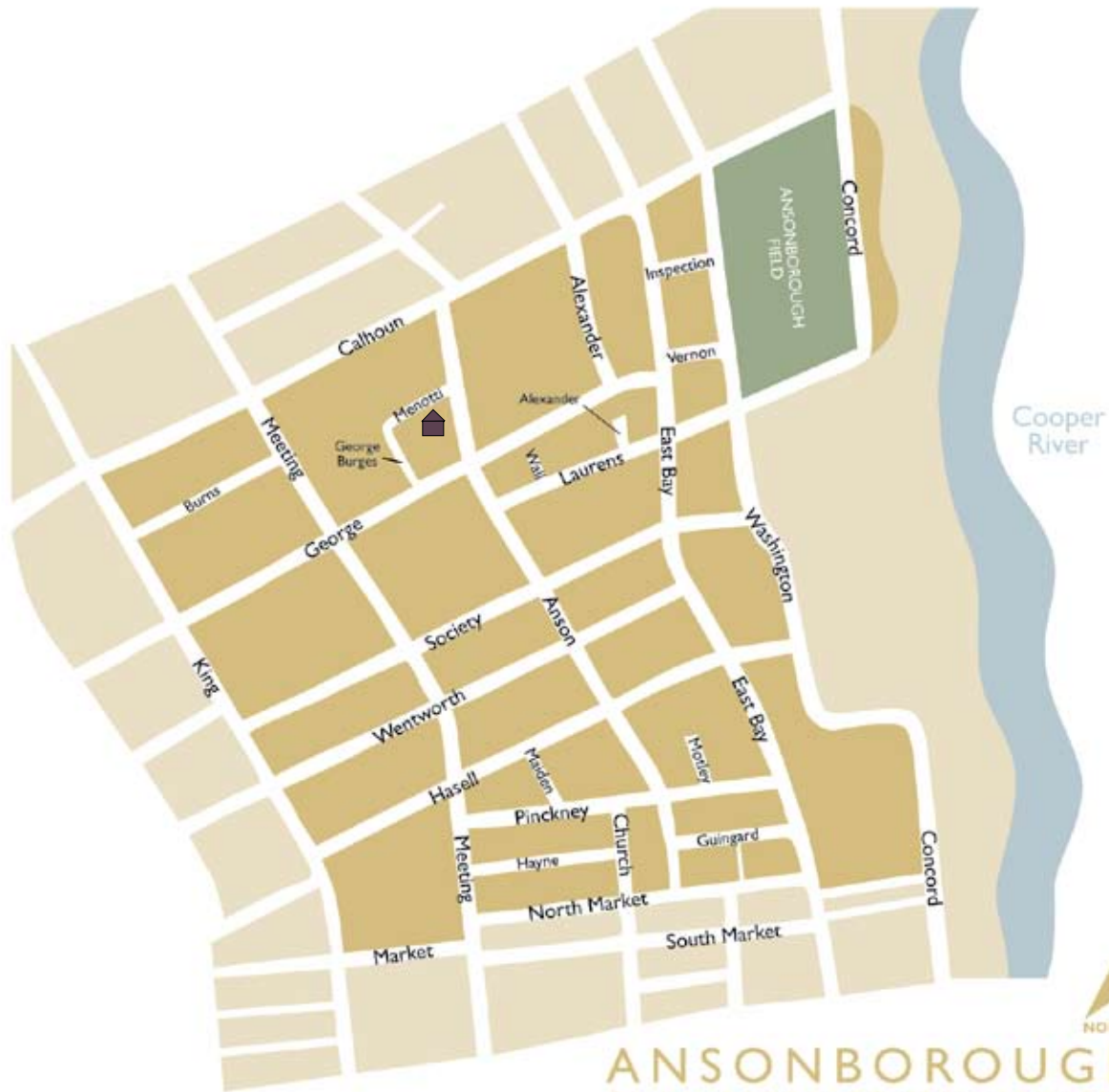
Located on a quiet street in historic Ansonborough, this Charleston single style residence features double piazza's, a walled courtyard and off street parking for up to three cars. The first floor has a spacious living room, formal dining room, powder room, eat in kitchen/family room with gas fireplace, and a large laundry room with floor to ceiling cabinets and a utility sink. Doors off the kitchen lead to the courtyard which has a separate storage building. The second floor can be accessed at the front of the house from the living room or at the back on the house from the kitchen. On the second floor, the master bedroom has a cathedral ceiling and two spacious closets. The master bathroom is tiled and has a bidet and lots of built in cabinets. The second floor porch is accessed from the master bedroom. There is an open room at the top of the stairs which can be used as an office or additional sleeping space for guests. There is a guest bedroom and a second full bathroom. There are pull down stairs to the attic which could possibly be finished as another bedroom with a bathroom. This residence is well built and has been meticulously maintained. The floors are Brazilian cherry throughout except for the kitchen and bathrooms. The exterior is sided with cedar and the front and back steps are of antique brick.

the following items convey:

- G.E. Profile refrigerator
- G.E. dishwasher
- G.E. Profile convection oven
- G.E. microwave
- G.E. Profile electric range
- window treatments
- ceiling fan







ANSONBOROUGH
CHARLESTON · SOUTH CAROLINA

Map not to scale – for illustrative purposes only. © 2004 JF Designs



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.