



LANE & SMYTHE  
REAL ESTATE BROKERS



413 STATION 22 ½

**\$995,000**

listing agent, Lois Lane



Tax Map #: 529-05-00-004  
2007 Taxes: \$6388 at 6%  
Approximate Square Footage: 2175  
Year Built: 2000  
Lot Size: 70 x 93

# 413 station 22 ½ street

Sullivan's Island beach house with views toward the beach and across the marsh and waterway. The first floor has an open floor plan with cathedral ceiling and fireplace in the living room. The kitchen is open to the living room and has a dining area and doors opening to porches on two sides.

There are two bedrooms and one bath on the main floor. The master bedroom, with private bath, is on the second floor and opens to a porch. Stairs lead to a rooftop area with wonderful island views. There is a full garage and a large, fenced yard.

the following items convey:

- *electric range*
- *refrigerator*
- *dishwasher*
- *electric cooktop*







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.