



# 36 Legare Street

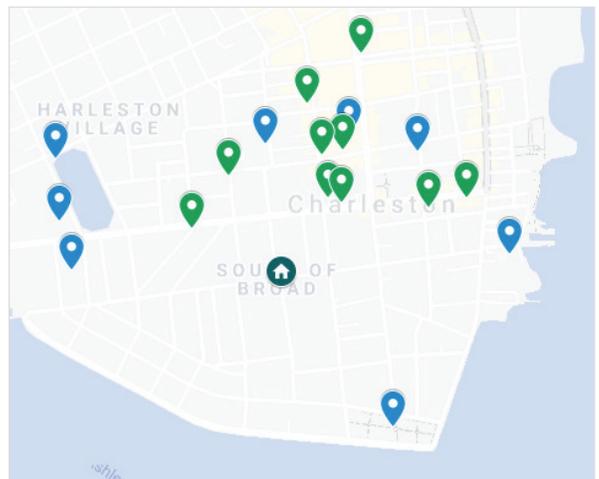
## South of Broad | Historic Charleston

### PROPERTY HISTORY

This circa 1860 home is a variation of Charleston’s most iconic architectural style, the two-story framed Charleston Single House. As is common with historic Charleston homes, this home has seen modifications over the centuries that have allowed the home to adapt to contemporary styles and living standards. While exact dates are unknown, such twentieth century modifications include the incorporation of the lower piazza to expand first floor interior spaces and the addition of a two-story wing on the North side of the home, which now houses the kitchen and family room, as well as the primary/ master suite on the second level. In 2017-2018, the home underwent an extensive renovation which included the highest standard of functional, structural, and aesthetic improvements.

### ABOUT THE LOCATION

The property at 36 Legare Street is located in South of Broad, historic downtown Charleston’s most coveted neighborhood and home to many of the city’s most exquisite homes and gardens. On the corner of prestigious Legare and Tradd Streets, this property is nestled among some of the city’s finest real estate and most iconic streetscapes. This quiet, resident-friendly location is just a short walk to world class dining, boutique shopping, cultural institutions, and parks for which Charleston is known and cherished.



#### Nearby Landmarks & Cultural Institutions

Charleston Library Society	0.4 mile
Colonial Lake Park	0.5 mile
Memminger Auditorium	0.5 mile
Dock Street Theatre	0.5 mile
Gibbes Museum of Art	0.5 mile
Rainbow Row	0.5 mile
College of Charleston	0.6 mile
White Point Garden	0.6 mile

#### Nearby Dining & Shopping

Burbage’s Grocery	0.3 mile
Bin 152	0.3 mile
Husk	0.4 mile
167 Raw	0.4 mile
Oak Steakhouse	0.5 mile
Peninsula Grill	0.6 mile
Hank’s Seafood	0.8 mile
Slightly North of Broad	0.8 mile



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## Features & Improvements During 2017-2018 Renovation

### MAJOR SYSTEMS

- All plumbing fully replaced
- Booster pump installed to enhance water pressure throughout home
- Electrical wiring extensively updated
- New copper roof on main/most historic portion of house and roof sheathing/underlayment under copper roof fully replaced
- Terne metal roof over rear portion of home fully cleaned and recoated
- HVAC system including ductwork fully replaced - Carrier Infinity 20 with Greenspeed Intelligence
- Air Purification system added to HVAC - Carrier Infinity Air Purifier Unit plus Air Oasis Bi-Polar 2400 Whole House Air Ionizer
- Ducted dehumidifier installed on second floor system
- Crawl space fully encapsulated with dehumidifier
- Water heater replaced - tankless Rinnai with integral recirculation pump, which can be programmed with a timer for maximum efficiency
- Attic newly insulated
- Convenient water shut off valve is installed inside of coat closet for easy access

### EXTERIOR

- BAR-approved exterior redesign on the rear portion of the home allowed for the installation of large windows and French doors to access terrace
- Upper piazza structurally rebuilt/resloped with all columns, rails, and spindles restored or replaced
- Exterior siding, trim, and porches fully repainted
- Copper gutter system installed

### INTERIOR

- Rear addition redesigned/rebuilt to expand the kitchen and the rear great room, added a first-floor full bathroom and a mud/back entry room with storage, and created a light-filled first floor study/office
- Primary/master suite floor plan redesigned/rebuilt to maximize natural light, expanded the bathroom and closet, and added a walk-in laundry room near the suite entry
- Main floor cased openings to dining and living rooms raised and expanded
- Stair base redesigned
- Downstairs fireplaces made operable (both wood burning) by Charleston Fireplace & Chimney Restoration LLC
- Mantels/firebox faces redesigned
- Ceiling speakers in kitchen and back great room which can be operated wirelessly via smartphone (living room, dining room, and downstairs study are also wired for sound if additional speakers are desired)
- Entire interior repainted
- New, heavy-duty attic access ladder installed



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### KITCHEN

- Venatino marble countertops
- Sink by Franke with fixture by Waterstone Faucets
- Water filter system installed at kitchen sink
- Sub-Zero refrigerator
- Sub-Zero bar refrigerator
- Wolf range
- Thermador dishwasher
- Floor hatch to ladder leading to unfinished cistern

### BATHROOMS

- Fully renovated powder room bath
- Newly built full bath to the rear of the first story allows the back great room to be used as a flex space/ extra guest bedroom
- Downstairs full bath is disability-friendly with a zero-threshold shower, grab bars, and a wheelchair-accessible sink
- Newly built master bathroom with Venatino marble countertops, dual sinks, a soaking tub, glass-walled shower, Newport Brass fixtures, and heated floors
- Two additional fully-renovated guest bathrooms on second story

### LIGHTING

- Combination of recessed and pendant lighting throughout home interior
- Entry foyer crystal chandelier by Waterford
- Living room fixture by OCHRE
- Dining room fixture by The Urban Electric Company
- Kitchen fixtures by Hammerton Studio
- All outdoor fixtures by The Urban Electric Company

### GARDEN & LANDSCAPING

- Iron gate, which is attributed to famed local 20th century craftsman, Philip Simmons, was sanded and refinished
- Garden fully redesigned and rebuilt by Wertimer-Cline, with a new terrace, hardscaping, landscaping, irrigation system, water feature, brick parking pad, and wooden gates
- Landscape lighting on timer by Moonlighting
- MosquitoNix system installed which uses a botanical oil solution
- Newly built outdoor storage structure

### SMART SYSTEMS & LOCK-LEAVE

#### FEATURES

- Gated off-street parking space
- Carrier Infinity smart thermostats allow for remote HVAC system control via smartphone or table
- Accu-Com security system allows for multiple security codes