



36 LEGARE STREET

.....
SOUTH OF BROAD
CHARLESTON, SOUTH CAROLINA

CHRISTIE'S
INTERNATIONAL REAL ESTATE





Listing Information

36 LEGARE STREET

SOUTH OF BROAD

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3 bedrooms • 4 full baths • 1 half bath • 3,472 sq. ft.

Circa 1860 • Extensively renovated in 2017-2018



In the heart of historic Charleston's most exclusive neighborhood rests this exquisite, turn-key property. Built circa 1860, this traditional Charleston home underwent an extensive, high-end renovation in 2017-2018, employing some of the city's most sought-after design, building, and restoration professionals.

Whether looking for a luxury lock-and-leave property or a full-time Charleston address, 36 Legare Street will satisfy the most discerning of buyers.

**William Means Real Estate • Exclusively Listed By
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The Residence

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 at 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.





Entry

The restored Philip Simmons iron gate leads to the home's main entry, accented with a classic semielliptical fanlight and sidelights. In the entry foyer, a Waterford Crystal chandelier hangs overhead, and just ahead are two hidden panel doors to a powder room and coat closet.



Formal Living & Dining Rooms

To the right and left of the entry foyer are the formal living room and formal dining room, ideal for entertaining and family gatherings. Both are spacious, light-filled, and feature functional wood burning fireplaces. The cased openings leading to these rooms were enlarged to complement the tall ceilings and scale of these spaces.





Kitchen

The kitchen was entirely rebuilt to maximize natural light and functionality. Bright and with clean lines, the white custom cabinetry and Venatino marble countertops offer a striking balance to the historic heart pine floors. The sink features an installed water filter system, and appliances are by Sub-Zero, Wolf, and Thermador. Wireless-accessible speakers are installed in the ceiling.







Great Room

The backmost portion of the first floor was fully redesigned with livability and entertaining in mind. The bright great room serves as a space for everyday relaxing as well as indoor-outdoor entertaining due to the floor-to-ceiling French doors that lead to the terrace. This space can even service as a flex guest space, as there is a full bath adjacent. Clean-lined built-ins and wireless-accessible speakers installed in the ceiling make this a natural space for the home's media and entertainment.





Study & Mudroom

Rounding out the first floor are two thoughtfully designed additional spaces: a small, light-filled study/home office and a mudroom/entry ideal for everyday use.





Primary Suite

On the second floor to the rear of the home, the primary bedroom suite was fully redesigned to maximize natural light, expanding the bathroom, and adding a walk-in closet and large laundry room. The newly built primary bathroom features Venatino marble countertops, dual sinks, a soaking tub, glass-walled shower, Newport Brass fixtures, and heated floors.





Secondary Bedrooms

The second story features two additional secondary bedrooms, each with access to its own bathroom.





Outdoor Spaces

Encouraging indoor-outdoor living was a key objective of this home's recent renovation. The renovation included the structural rebuilding of the upper piazza, an iconic private outdoor space. On the ground level, the newly built terrace sits privately behind a brick wall and is enhanced with a water feature, landscape lighting, and lush, low-maintenance landscaping, designed by one of Charleston's premier landscape architects. Outdoors, you will also find a new outdoor storage structure and the addition of a brick-paved, gated parking space large enough for an SUV.



Systems Updated

All major systems were either replaced or extensively updated during the course of the year-long renovation. The list of property improvements is comprehensive, and is not limited to all new plumbing, new copper roof and copper gutter system, brand new HVAC systems and ductwork with high-grade air purification systems, new tankless water heater, newly insulated attic, newly encapsulated crawl space with dehumidifier, and fully painted interior and exterior.







Location

This property is located in South of Broad, historic downtown Charleston's most coveted neighborhood and home to many of the city's most exquisite historic 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 historic parks and open spaces for which Charleston is known.





Exclusive Listing Agent

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