



16 Tradd Street

South of Broad | Charleston, SC

HOME FEATURES

- Late 18th century masonry home with stucco front and exposed brick back
- Updates in the last 10 years including new HVAC, kitchen and master bath remodels
- Three bedrooms, two-and-a-half baths
- Master suite on the second level, including separate office with laundry
- Secondary bedrooms and shared bath on the third floor
- Private, walled courtyard with bluestone pavers, brick raised bed, and outdoor storage
- Flood zone X – flood insurance optional
- Street parking only – owners may apply for two residential parking stickers



Nearby Landmarks, Parks, & Institutions

Rainbow Row	<0.1 mile
East Bay St. Dog Park	0.1 mile
Waterfront Park	0.2 mile
The Battery	0.2 mile
Dock Street Theatre	0.3 mile
Gibbes Museum of Art	0.4 mile
White Point Gardens	0.5 mile
Charleston Library Society	0.5 mile

LOCATION HISTORY

Situated in historic Charleston's exclusive South of Broad neighborhood, this section of Tradd Street—known to locals as “Lower Tradd”—is one of the city's most picturesque residential locations. Being some of the highest ground in the city, it is no surprise that this section of town was part of the original city. The land where 16 Tradd sits was part of Lot #7 in the Grand Modell, granted by the Lords Proprietors to Richard Tradd in approximately 1688, less than twenty years after the founding of the Charles Town colony. In the early 1700's, this section of Tradd Street was known as a commercial area for merchants and tradespeople – homes often had street level businesses with adjoining residences and rental tenements. City tax records date 16 Tradd Street to 1778; however, some historic records suggest that the home may have been built at an even earlier date. During the 1920s, many of the homes on Lower Tradd were purchased and restored as full residences, rather than commercial properties. Today, Lower Tradd consists solely of beautifully restored and maintained residential properties, cherished by longtime Charleston residents and newcomers alike for the charming streetscape and walkable location.

Nearby Restaurants, Bars, & Cafés

1 Broad	0.2 mile
Oak Steakhouse	0.2 mile
Goat.Sheep.Cow.	0.2 mile
Bakehouse	0.3 mile
Minero	0.3 mile
McCrady's	0.3 mile
Slightly North of Broad	0.4 mile
Husk	0.4 mile