



WILLIAM MEANS

THE ANNE BOONE HOUSE

SPECIAL FEATURES

RESTORATION

- Richard Marks Restorations, Inc.
- Glenn Keyes Architects
- Glen Gardner Landscape Architect
- Ceara Donnelley Ltd. Co.

PUBLICATIONS

- *Veranda Magazine* - April 2021
- *At Home In The South* - October 2022
- *The Allure of Charleston: Houses, Rooms and Gardens* by Susan Sully

HOME HIGHLIGHTS

- All working fireplaces have been relined and can be gas or wood burning
- HVAC, electrical and plumbing re-done in the whole house
- Six-zone HVAC; Geothermal except 1-2 zones
- Rinnai water heaters
- Sonos sound system throughout first and second floors including pool and pool house
- Wi-Fi recently updated
- Elevator services three floors with safety shut off gate sensor
- The Nanz Company hardware throughout
- Designer finishes throughout
- Ceiling medallions in the living room and dining room are inspired by Drayton Hall

FOYER

- Stephanie Poe painted the floors in the foyer and Venetian plaster walls in stairwell

LIVING ROOM

- All original cypress wood paneling
- Arabescato marble fireplace surround

DINING ROOM

- Cypress paneling with glazed strie walls
- Arabescato marble fireplace surround

BUTLER'S PANTRY

- Brass and bronze countertop, backsplash and fittings
- Two wine refrigerators

POWDER ROOM

- Breccia Imperiale stone by Artistic Tile
- Bob Hines mirror work
- Waterworks fixtures
- Urban Electric Co. lighting

INFORMAL DINING ROOM

- Wood framed Dynamic Fenestration windows and doors
- Lantern by Vaughan Designs

KITCHEN

- Calacatta Blue Marble countertops
- Sub-Zero refrigerator
- Wolf range
- Miele dishwashers
- Dornbracht fittings
- White oak floors

SITTING ROOM

- Dynamic Fenestration steel framed doors
- Soapstone fireplace surround
- Concealed television
- Wallcovering by Iksel Decorative Arts

FOR ADDITIONAL INFORMATION:

Helen Geer • 843.224.7767 • helengeer@williammeans.com

William Means Real Estate • charlestonrealestate.com



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SPECIAL FEATURES

LIBRARY

- Original floors and paneling
- Custom bookshelves
- Arabescato marble fireplace surround

SECOND FLOOR LANDING

- Mosharabi panels handmade in Morocco
- Beverage refrigerator and sink
- Petrified wood tile by Ann Sacks

PIAZZA

- Lanterns by Vaughan Designs

PRIMARY BEDROOM

- Arabescato marble fireplace surround

PRIMARY BATHROOM

- Vanilla onyx vanity
- Limestone and porcelain tile by Ann Sacks
- Kallista fittings
- Radiant heating
- Steam shower
- Bob Hines mirror work

DRESSING ROOM

- Dynamic Fenestration steel doors
- Arabescato marble fireplace surround
- Stacked washer and dryer

SUNROOM

- Wood-framed Dynamic Fenestration windows and door
- Pull down screens

THIRD FLOOR

- Two bedrooms with en suite baths
- Bathroom fittings and fixtures by Waterworks, Urban Electric Co. and Ann Sacks

FOURTH FLOOR

- Original ceiling beams
- Guest bedroom with a beverage refrigerator, coffee bar and charming rooftop deck
- Full bathroom with marble shower and Kallista fittings

POOL HOUSE

- Outdoor bar with refrigerator, ice maker and sink
- Wolf grill
- Cypress paneling
- Full bathroom with split shower and powder room

EXTERIOR FEATURES

- Irrigation
- Landscape lighting
- Turf
- Heated pool with cover
- Off-street parking for multiple cars

Sale will be contingent on school admission decisions and Seller living in the home until June 15, 2023. The following do not convey: Formal living room chandelier, Foyer lantern, Foyer sconces, Dining room chandelier, Second floor library chandelier, Second floor landing chandelier, Primary bedroom chandelier, Second floor sunroom chandelier, Second floor elevator vestibule chandelier (leading to office), Stair hall chandelier.

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