

\$750,000 - 1606 Columbia Avenue, Port Royal

MLS #189725

\$750,000

4 Bedroom, 3.00 Bathroom, 2,240 sqft

Residential on 0.66 Acres

Paris Ave West, Port Royal, SC

Tucked away on an exceptionally private and oversized .66-acre homesite in the heart of the Village of Port Royal, this thoughtfully renovated 4-bedroom, 2.5-bath residence offers refined coastal living just moments from Sands Beach, Cypress Wetlands, boutique shopping, restaurants, and public boat access.

Crafted for comfort and style, the home boasts new HVAC and ductwork, spray foam insulation, and a brand-new 50-year architectural roof on both the main home and the outbuilding. Inside, every detail has been carefully considered â€” from remodeled bathrooms and custom bedroom closets to all-new flooring throughout.

The spacious floor plan includes a formal living room, family room, and formal dining area, perfect for entertaining. The large walk-in pantry with deep freezer adds function to the kitchen space, while upstairs, four bedrooms await including a serene primary suite with a walk-in closet, luxurious walk-in shower, and a Japanese soaking tub designed for total relaxation.

Step outside to a generously sized back deck, ideal for entertaining under the stars, along with a powered workshop, an additional shed, and covered RV or boat storage. A generator hookup with generator is already in place, offering peace of mind year-round. And for those seeking future expansion or added



value, the home features 1,000 square feet of unfinished attic space ready for customization.

With dual street access, unmatched privacy, and no HOA, this is a rare opportunity to own a legacy property in one of the Lowcountry's most charming communities. And as the ultimate Lowcountry perk, the golf cart conveys, making every beach run or evening ride a breeze.

Built in 2003

Essential Information

MLS #	189725
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,240
Acres	0.66
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1606 Columbia Avenue
Area	Pt Royal
Subdivision	Paris Ave West
City	Port Royal
County	Beaufort
State	SC
Zip Code	29935

Amenities

Garages	None
Waterfront	None

Interior

Appliances	Cable TV/Available, Dishwasher, Disposal, Dryer, Elec/Oven/Range, Fireplace/Equipment, Microwave, Refrigerator, Washer
Heating	Heat Pump
Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room

Exterior

Exterior	Frame, Vinyl Siding
Exterior Features	Storage, Thermo-Panes
Roof	Composition
Construction	Frame, Vinyl Siding
Foundation	Crawl

Additional Information

Zoning	Residential
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Listing Details

Listing Agent	Shae Chambers Helms
Listing Office	Keller Williams Realty

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