

# \$949,000 - 1108 12th Street, Port Royal

MLS #191192

**\$949,000**

3 Bedroom, 3.00 Bathroom, 2,139 sqft

Residential on 0.28 Acres

Paris Ave West, Port Royal, SC

Charming Lowcountry Retreat in the Heart of Port Royal

Welcome to 1108 12th Street – a beautifully appointed 3-bedroom, 2.5-bath home nestled on a large, picturesque parcel beneath majestic oaks. This Lowcountry gem offers timeless curb appeal with a welcoming front porch designed to catch the coastal breeze, and a screened porch perfect for outdoor relaxation.

Inside, the home features hardwood flooring throughout the main living area, a cozy gas fireplace with custom built-ins, and elegant plantation shutters. The chef's kitchen is complete with granite countertops, a water filtration system, and upscale Moen plumbing fixtures – all complemented by a natural gas Rinnai tankless water heater and a two-zone HVAC system for year-round comfort. The spacious owner's suite is conveniently located on the main floor.

Upstairs, you'll find two additional bedrooms and a full bath, offering privacy for guests or family. Outdoor living is enhanced by lush landscaping with irrigation and uplighting, a private stone patio plumbed for a gas grill, and a fenced backyard perfect for entertaining.

Additional highlights include a metal roof, detached one-car garage, and close proximity to all that Port Royal has to offer. Just a short



walk, bike, or golf cart ride to The Sands Beach, Spanish Moss Trail, the YMCA, Cypress Wetlands, and Rookery. Dining, shopping, and boating access including landings and dry stack are all nearby, making this a true boater's and nature lover's dream.

Owner is a licensed real estate agent.  
This material is based upon information, which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such.

Built in 2017

### **Essential Information**

MLS #	191192
Price	\$949,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,139
Acres	0.28
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1108 12th Street
Area	Pt Royal
Subdivision	Paris Ave West
City	Port Royal
County	Beaufort
State	SC
Zip Code	29935

### **Amenities**

Garages	1 Bay Detached
View	Peak of Water/ Landscaping/ Beautiful Oak Trees
Waterfront	None

### Interior

Appliances	Tankless, Auto/Gar/Opener, Cable TV/Available, Dishwasher, Disposal, Dryer, Elec/Oven/Range, Fireplace Screen, Fireplace/Equipment, Gas/Oven/Range, Ice Maker, Microwave, Refrigerator, Vent Fan, Washer
Heating	Heat Pump, Zoned
Cooling	Zoned, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

### Exterior

Exterior	Hardi Plank
Roof	Metal
Construction	Hardi Plank
Foundation	Elevated, Crawl

### Additional Information

Zoning	Residential
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### Listing Details

Listing Agent	Donna Duncan
Listing Office	Lowcountry Real Estate

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