

# \$662,000 - 1008 C 12th Street, Port Royal

MLS #191327

**\$662,000**

4 Bedroom, 4.00 Bathroom, 1,820 sqft  
Residential on 0.07 Acres

Paris Ave West, Port Royal, SC

Let's start with this home is less than a block from Maynard's ice cream and donuts! After that, you can meander over to Shellring and enjoy a frosty, just brewed beverage. The point? This home has an absolutely killer location in historic Port Royal, so close to everything, once you park your car, you can walk to virtually everything in the old town including the beach, fine dining, shopping, and everything else this lovely village has to offer. The home itself is a perfect example of what folks mean by "better than new." Immaculately maintained, it has 3 bedrooms and 2 bathrooms with the Owner's Suite on the first floor AND a very private 1BR/1BA apartment over the garage that is currently rented. Concerned about interest rates? How about having a tenant contributing to the mortgage. The home was built in 2023, so every element is in like new condition, including the HVAC, roof, appliances, Rinnai (Gas) Water heater, literally everything. Take a look at the pictures, or better yet, set up a showing, and you will see just how nicely this home has been cared for in the 2 years our folks have owned it. Seeking something unique beyond just the location and a subsidized mortgage, then look no further than the primary living space. A soaring ceiling gives you the feeling of tremendous spaciousness, and something you've likely never seen before: a spiral staircase that takes you to the upper-level porch! Still want more? Well then, how about no HOA, no requirement for flood insurance



and priced to sell quickly. It may sound too good to be true, but come check it out and you'll see we may have even left a few things out...

Built in 2023

**Essential Information**

MLS #	191327
Price	\$662,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	1008 C 12th Street
Area	Pt Royal
Subdivision	Paris Ave West
City	Port Royal
County	Beaufort
State	SC
Zip Code	29935

**Amenities**

View	Row of like-kind cottages
Waterfront	None

**Interior**

Appliances	Tankless, Auto/Gar/Opener, Cable TV/Available, Dishwasher, Disposal, Dryer, Gas/Oven/Range, Microwave, Refrigerator, Unfurnished, Vent Fan, Washer
Heating	Central, Heat Pump

Cooling	Electric, Central Air, Heat Pump
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**Exterior**

Exterior	Hardi Plank
Exterior Features	Thermo-Panes
Roof	Composition
Construction	Hardi Plank
Foundation	Raised

**Additional Information**

Zoning	Residential
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**Listing Details**

Listing Agent	Christy Diller White
Listing Office	Keller Williams Realty

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