

# \$589,900 - 1016 12th Street, Port Royal

MLS #192176

**\$589,900**

1 Bedroom, 2.00 Bathroom, 844 sqft

Residential on 0.20 Acres

Paris Ave West, Port Royal, SC

Welcome to 1016 12th Street â€” Upgraded Coastal Living in Port Royal, SC. Situated on a desirable corner lot with sidewalks in the heart of Port Royal, this property combines thoughtful upgrades, modern convenience, and exceptional flexibility. Just minutes from the Sands Beach, Cypress Wetlands, and the charm of downtown Port Royal, 1016 12th Street offers the perfect Lowcountry lifestyle.

Inside, you'll find an inviting layout enhanced by extensive shiplap, Marvin windows, and custom details throughout. The kitchen stands out with soft-close cabinets and drawers, an oversized Kohler workstation-style sink, and plenty of storage. The bedroom suite includes a walk-in closet, built-in linen shelving, and a large 5-drawer wardrobe. Additional conveniences include a full-sized washer and dryer, Rinnai gas water heater, and abundant natural light.

Outside, the oversized 2-car garage offers built-in storage shelves and a 30 AMP RV hookup. The landscaped yard includes a well-fed, 3-zone irrigation system and fencing on two sides for privacy. A large off-street parking area and private driveway provide plenty of room for vehicles, boats, or guests. This corner lot offers rare flexibility it can be subdivided, and with no tree ordinance limitations, future construction possibilities are wide open. This property is zoned T4 Neighborhood Center (T4NC), which offers the flexibility of mixed-use potential combining



residential and commercial opportunities. Whether you're seeking a primary residence, a coastal retreat, or an investment property, 1016 12th Street delivers a unique blend of charm, upgrades, and opportunity in one of the Lowcountry's most walkable and welcoming towns.

Built in 2013

**Essential Information**

MLS #	192176
Price	\$589,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	844
Acres	0.20
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

**Community Information**

Address	1016 12th Street
Area	Pt Royal
Subdivision	Paris Ave West
City	Port Royal
County	Beaufort
State	SC
Zip Code	29935

**Amenities**

Waterfront	None
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**Interior**

Appliances	Tankless, Dishwasher, Disposal, Dryer, Elec/Oven/Range, Microwave, Refrigerator, Washer
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Heating	Electric, Central, Heat Pump
Cooling	Central Air, Heat Pump

**Exterior**

Exterior	Hardi Plank, Board/Batten
Exterior Features	Rain Gutters
Roof	Composition
Construction	Hardi Plank, Board/Batten

**Additional Information**

Zoning	Residential
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**Listing Details**

Listing Agent	Elijah L Harris
Listing Office	Greco Group Brokered by eXp

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