

HUGE Price Adjustment!!!

Historic Summerville Estate, Surrounded by Live Oaks and Filled with Charm



408 Sumter Avenue

Historic District ~ Summerville, SC 29483 ~ MLS# 16002843 ~ \$669,999

Check out the NEW 3D Tour at:

<https://my.matterport.com/show/?m=g7AJtZPMnjM>

Located on one of the most desired streets in Summerville's historic district, the "Brailsford-Browning House," is a highlight of Summerville's Walking Tour of Homes and Flowers and one of Summerville's 29 oldest homes. Lovingly preserved and tastefully updated, this elegant home features old heart pine flooring, exquisite millwork and molding, 4 fireplaces, 2 clawfoot tubs, built-in cabinets and bookcases, and stainless appliances. Enjoy outdoor living at its finest in a spacious, private yard filled with 7 live oaks, over 100 azaleas, and dozens of camellias and hydrangeas. The grounds also boast a lovely brick patio, a 683 sq. ft. carriage house, and a 2-car detached garage. The carriage house offers additional storage or the opportunity to refinish and use as a guest or rental cottage.

Other features include:

- * Stainless steel appliances in the kitchen, including a top-quality Miele dishwasher, a built-in Bosch microwave, and a brand new Kitchen-Aid gas over/range
- * High-quality, custom shutters and window treatments throughout
- * Ample storage space
- * New roof in 2014 and new HVAC in 2012
- * New roof/roof system on carriage house in Summer 2016 featuring exposed wood beams
- * Rinnai Tankless Hot Water Heater
- * Sonitrol Security System
- * Located in the Dorchester District II school district

Don't miss this rare opportunity to own a piece of Summerville history that is minutes away from Summerville's historic downtown and convenient to everything else Summerville has to offer. Book your viewing today!

Please note that this property is subject to an exterior preservation easement with the Charleston Historical Society.

[Check out the 408 Sumter Website](#)

