

**Now Offering
4% Buyer Co-op!**

45 Pendleton St ~ Riverside ~ Charleston

MLS# 1122329 ~ \$2,970,000

Described by Charleston Magazine as, "the finest example of luxury riverfront construction on the downtown Charleston peninsula," 45 Pendleton welcomes you home! Nowhere downtown, do you have such expansive views of the Ashley River. Across the river from the home is Charlestowne Landing, whose vast shoreline is protected, ensuring this superior view will be there forever. Hour by hour, as the tide ebbs and flows, the views changes; there is always something new to look at. Sunset can be followed by dinner as the moon rises and glows over the river; simply breathtaking! At daybreak, sip your morning coffee while watching the sunrise.

During the day take in all of life's grandeur on the river. Enjoy river breezes throughout the home, on the deep double porches, by the river side fire circle, in the infinity edge pool with waterfall. In the pool, the view is as if you are part of the Ashley River; truly amazing. This home is luxuriously equipped with a gourmet chef's dream kitchen. Counter space will never be a problem. Barely used appliances, a large sitting area, butler's pantry, and bar are a few features. The kitchen spills into the large family room which opens onto the porch. Enjoy the spectacular river views while you entertain guests, spend time with family, and cook.

Downstairs there is an impressive foyer, formal dining room, second master guest bedroom with bath, wood paneled executive office, powder room, and mud room. The mud room leads to the garage and a finished guest room/office/or multi-media room; complete with a full bath and kitchenette (the view from this room is amazing). Below, the garage opens on both ends, enabling it to easily transform into the perfect outdoor party staging ground. There is a gently rolling green sward between the back of the garage and river, perfect for croquet, other games and events.

Upstairs are two guest bedrooms with their own baths and the king of all master bedrooms. This master is like no other: a grand, oversized bedroom designed with the intention of maximizing the river view and fulfilling every lavish comfort. A massive bank of windows and the porch provide unparalleled river views. This bedroom is the perfect place to begin and end your day. The master closet is not just a closet, rather an entire room with a dressing area, superior custom built in shelving and a center island. No detail was overlooked in the master bathroom and contains an indulgent king-sized steam shower. Some additional home features include: custom sound system throughout, coffered ceiling in select rooms, Australian Cypress hard wood floors throughout, select granite and marble throughout, huge floored attic w/ temp control, a second backyard, inspired landscaping by Sheila Wertimer, and a dock permit in place.

45 Pendleton definitively offers a once in a lifetime opportunity to combine living in downtown Charleston, on the river, in the utmost of luxury homes. This home is everything your lifestyle demands and more.

See the Virtual Tour and HD video here!

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