

2086 WELCH AVENUE, CHARLESTON, SC 29412

3 BD | 1.5 BA | 1,273 SQ. FT | 8,712 SQ. FT LOT

OFFERED AT

\$348,000



ABOUT THIS PROPERTY

PRICE REDUCED! MOTIVATED SELLER!! Riverland Terrace at its finest! This beautiful, home has all the historic 1959 charm of a classic Terrace home but has all of the amazing upgrades of today's newer homes. Relax on the front porch, perfect for sitting outside and saying hi to the friendly neighbors. As you enter this amazing home you instantly get a feel for the charm! This home boasts modern lighting, fixtures and ceiling fans, warm hardwood floors throughout and newly replaced windows letting in tons of natural light. You'll love the seamless flow from the living room to the dining area, and into the kitchen.

3
BED



1.5
BATH

1,273
SQ. FT.

8,712
SQ. FT. LOT



DAN LORENTZ

Realtor, Team Leader, ABR, CRS
NMLS# 51543

m: (843) 532-4653 | o: (843) 631-2463

e: dan@danlorentz.com

w: www.Dan.CharlestonRealEstate.Properties



811 Savannah Hwy, Charleston, SC 29407



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within 1 mile.

- ATM
0.2 MI
- COFFEE
0.2 MI
- GAS
0.3 MI
- MOVIE THEATER
0.6 MI
- GYM
0.6 MI
- CLEANERS
0.6 MI
- MEDICAL
1.1 MI
- GROCERIES
1.1 MI
- PHARMACY
1.4 MI



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also 18 private schools and 5 charter schools within 5 miles.

- 10**
RATING
PK-5
HARBOR VIEW
ELEMENTARY SCHOOL
ASSIGNED
- 9**
RATING
6-8
CAMP ROAD MIDDLE
SCHOOL
NEARBY
- 9**
RATING
9-12
JAMES ISLAND CHARTER
HIGH SCHOOL
ASSIGNED



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- GOLF COURSE
CITY OF CHARLESTON
MUNICIPAL GOLF COURSE
(0.2 MILES)
- PARK
JAMES ISLAND COUNTY PARK
(1.7 MILES)
- DOG PARK
HAMPTON PARK DOG RUN
(3.5 MILES)



NEIGHBORHOOD EATS

This home is located near 187 moderately priced restaurants and has an **above average** variety of cuisines.

BY CATEGORY

AMERICAN	47	BARS	16
FAST FOOD	29	SEAFOOD	12
MEXICAN	17	BARBECUE	11
CAFES		VEGAN AND VEGETARIAN	9
COFFEE AND TEA HOUSES	16	OTHER	16
INTERNATIONAL	16		

