



211 LINE STREET FEATURES

Discover this stunning, immaculately maintained and upgraded modern home, a true showstopper ideally situated in the heart of downtown.

HOUSE

- 4 bedrooms | 3 full bathrooms
- Living area is 1796 square feet
- The garage is 970 square feet (2 vehicle, tandem)

GENERAL FEATURES

- Fully repainted exterior (May 2025)
- Recessed ceiling lights in all rooms
- Ceiling fans in living room and all 4 bedrooms
- Large windows provide ample natural light
- Wood plantation shutters on all windows
- Hallmark engineered hardwood floors in all rooms (except bathroom); Ventura Seaside Gray
- High-end luxury lighting fixtures, window and wall coverings throughout

SYSTEMS & EQUIPMENT

- HVAC: Trane Heat Pump (model# 4TWR4036G1000A; warranty expires 11/03/27)
- Hot water: Tankless hot water heater (gas)
- Electrical: 200amp service
- Connected home: Nest thermostats (2), Nest Protect smoke/CO detectors, Yale x Nest digital front door lock
- Lighting: Philips Hue Wi-Fi lights in select areas (requires Hue app)

STRUCTURE

- Elevated wood pier and beam construction
- Hardie Plank siding
- Ipe wood entry stair treads
- Interior ceiling height: 9'0"

ENTRY

- Custom Ernesta all-weather entry area rug
- Custom steel and hardwood wall-mounted shoe rack

KITCHEN & DINING ROOM

- Large breakfast counter with seating for 3 people
- Beautiful, upscale wall tile
- Custom maple pull-out deep shelves in lower cabinets
- Custom maple cutlery/utensil drawers

APPLIANCES

- Gas range: Samsung NX58H9950WS; 5.8 cu. ft. slide-in Gas Chef Collection Range with True Convection
- Microwave: Samsung 500 Series ME21F707MJJ; 2.1 cu. ft. over-the-range microwave
- Dishwasher: Fisher & Paykel Tall Double DishDrawer DD24DCTX9
- Fridge: Samsung RF23M8070SR; 23 cu. ft. counter depth French door refrigerator w/ice and water dispenser and integrated water pitcher in door

LIVING ROOM

- Wall mount for 55" TV
- Closet for stacked washer & dryer (LG WashTower model WKEX200HBA in Black Steel; with steam function)
- 96" wall mounted ladder bookcase (7 shelves) in steel and painted wood
- Custom designer drapery (Fabricut Blakely fabric) with high-end hardware

LOWER BALCONY

- Screened in with durable, tear-resistant Super Screen mesh
- Elegant white solar shades on all exposed sides
- 60" Modern Forms ceiling fan Wi-Fi with remote (also controllable via app)
- Recessed downlights (equipped with Wi-Fi enabled Philips Hue bulbs)
- Stylish custom woven polypropylene area rug
- Outdoor-related electrical receptacle

LOUNGE (BEDROOM NO.1)

- Large double closets (electrical outlet in one closet for wine fridge, rechargeable vacuum, etc.)
- Dramatic monochromatic paint scheme (Benjamin Moore Deep Caviar)
- Custom color-matched plantation shutters
- Cole & Son Fornasetti "Liberia" wallpaper on accent wall
- Visual Comfort Keil swing-arm wall sconces
- Architectural railing sconces flanking TV
- Custom designer roman shades
- TV mount for 75"-85" television
- 30" Hunter Vault matte black and gold ceiling fan

1ST FLOOR BATH

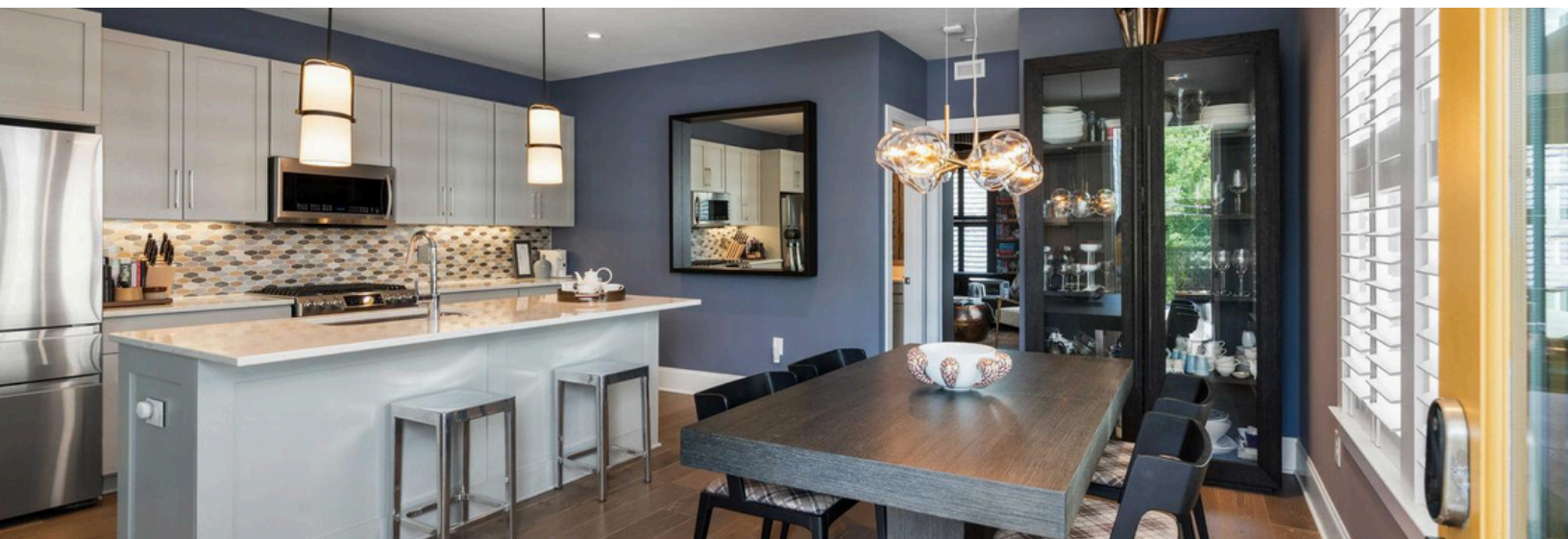
- Full bath with walk-in shower
- Anatolia Eramosa Ice 24x12 floor tile
- Tech Lighting Hudson wall sconce
- Custom wall mirror frame
- Elegant chrome bath hardware

OFFICE (BEDROOM NO.2)

- Closet with custom shelving and high-mounted electrical outlet
- Custom designer drapery with high-end hardware
- Direct access to upper balcony

UPPER BALCONY

- Soaring 14' ceiling
- Fabulous rooftop views, with expansive open outlook over Hamon Field
- Screened in with durable, tear-resistant Super Screen mesh
- Elegant white solar shades on all exposed sides
- Philips Hue smart wall sconces (up/down wall-wash lighting); choice of millions of light colors (requires app)
- Stylish custom woven polypropylene area rug
- Outdoor-rated electrical receptacle



GUEST BATH

- Tub/shower enclosure with hinged glass shower panel
- Anatolia Eramosa Ice 24x12 floor tile
- Tech Lighting Hudson wall sconce
- Custom wall mirror frame
- Elegant chrome bath hardware

GUEST BEDROOM (BEDROOM NO.3)

- Elegant custom designer roman shades
- Large double-door closet fitted with California Closets drawers and shelving

GARDEN/COURTYARD

- 6' fences w/ wide gates enhance privacy and security
- Large outdoor living space for mild-weather entertaining
- Beautifully landscaped with Belard Aqualine pavers and slate stepping stones
- Automated irrigation system
- Automated lighting system
- Under stairs storage for garbage and recycling bins

GARAGE

- Double car garage (tandem parking)
- Copious off-ground storage on built-in and standing shelving and wall-hanging systems
- Access to water shutoff valve



PRIMARY BEDROOM & BATH (BEDROOM NO.4)

- Spacious double closets fitted with California Closets drawers and shelving
- Custom white oak wall shelves flanking bed
- Elegant custom designer roman shades
- Primary bath with walk-in shower
- Double vanity with generous storage space
- Anatolia Eramosa Ice 24x12 floor tile
- Tech Lighting Hudson wall sconce
- Custom wall mirror frame
- Elegant chrome bath hardware

PAINT

EXTERIOR

- Main color: SW 2819 Downing Slate
- Front door: SW 6382 Ceremonial Gold
- Fences/Railing/Front Stoop: SW 7076 Cyberspace
- Entry ceiling: SW 6232 Misty
- Balcony walls, ceilings: BM 861 Shale (floors: BM 1546 Gargoyle)

INTERIOR

- Light walls: BM AF-155 Weimaraner
- Dark walls: BM 2130-40 Black Pepper
- Lounge: BM 2130-20 Deep Caviar

AREA AMENITIES

A SHORT WALK (10 minutes or less) to multiple restaurants, cafes and markets. Our favorites:

- Little Line (corner of Line and Ashley): great for casual meals (sit down or take-out) and for provisions, including beer and wine). Friday's \$50 family meals are the best deal in Charleston
- Dap's (Ashley & Nunan): famous (and popular) for its elevated take on the all-day breakfast
- Lillian's Petit Market & Eatery (President St on the other side of Burke High School): delightful casual spot with 2 bars (serving great drinks) and elevated comfort food. Great little market for local provisions
- Honeysuckle Rose (corner of President and Fishburne): a fabulous splurge for a sophisticated prix-fixe special occasion meal
- Pinot & Provisions (corner of Rutledge & Spring): marvelous wine shop with a well-curated (and well-priced) selection of wines along with an excellent variety of nibbles and other provisions (including what is possibly the country's best frozen pizza)
- Vern's (one of Charleston's top foodie destinations)
- Chubby Fish (ditto)
- Seahorse: a delightful tavern next to Chubby Fish serving excellent cocktails and small bites
- Xiao Bao Biscuit
- Bad Bunny's Coffee
- Da Toscano Porchetta Shop

A SHORT DRIVE (under 5 minutes):

- Park & Grove (our favorite neighborhood restaurant, both for lunch and dinner)
- Maison: upmarket French with a fabulous burger (only on Wednesdays)
- Leon's Oyster Bar
- Welton's Tiny Bakeshop
- Little Jack's Tavern

OUR FAVORITE THINGS

- Sunset cocktails on the upper balcony (especially on summer Friday evenings when we get direct views of the River Dogs fireworks display)
- Champagne brunch with friends on the lower balcony; the screens ensure we are never bothered by pesky insects
- Movie night in the lounge with the color of the wall lights set to match the mood of the movie
- Working at my computer in the office and lifting my eyes to see tree-top views through the balcony doors
- Not sharing a bedroom closet with my spouse!
- Coming through the front gate into our beautiful, private oasis
- Walking to Seahorse for a cocktail before an early dinner at Vern's
- Grabbing take-out, family-style dinner on Friday night from Little Line. 3 courses of delicious, home-made food (salad, main course, and dessert) for only \$50 – and it's always enough to feed 3-4 people!
- Cycling 10 loops around Hampton Park – it's a grey way to clear my mind!



listed by

**Leslie Turner &
Mary Lou Wertz**

leslie@maisonchs.com
marylou@maisonchs.com
Maison Real Estate