



OVERVIEW

- Registered Historic Heyward Cottage with clean title
- Old Town Bluffton
- Located: In the heart of Old Town Bluffton with views of Dubois Park
- Zoned: Mixed-Use Property
- 817 Heated Sq Ft.
 - Expandable footprint: Current Home allows for an additional 500 SQFT
 - Separate Building: Up to 1,200 SQFT total (no more than 800 SQFT enclosed on slab: porches can be as large as desired)
- .27 Acres – 1 lot

MAIN HOUSE FEATURES

- 2 Bedrooms
 - Second Bedroom with built-in murphy bed and vanity
- 1.5 Bathrooms
 - Soaking tub with dual vanities
 - Powder room
- Farmhouse-style kitchen with island
- KitchenAid appliances including stovetop and wine cooler
- Stackable washer and dryer
- Dining Area / Sitting Room
- Living room with electric fireplace
- Vaulted Ceilings for an open, airy feel
- Front screened porch and small back porch

CONSTRUCTION & UPGRADES

- Metal Roof
- New windows and doors
- New siding
- Irrigation system
- Tankless water heater
- Whole house spray-foamed and fire retardent insulation
- Insulated crawl space
- Gravel driveway and paver walkway