

MANSION



LIST PRICE
\$8.995 MILLION



HOUSE
OF THE
WEEK

house to the studs, replacing the electrical, plumbing, insulation and gas lines.
By 2024, they had finished a roughly 2,000-square-foot addition, creating an L-shaped footprint with a new primary suite, mud-room and pool house. They spent over \$3 million total on the renovation.

Can't-miss features
Outside, the Hardees transformed the grounds with a pool, brick hardscaping, professional landscaping and four fountains. There is also deeded parking for three vehicles.

Reason for selling?
The couple is expecting twins. While the home's layout—which sets the primary suite apart from the main house—is ideal for two adults with no young children, they want a house with a more connected layout for raising a family.

Market snapshot
The downtown Charleston market is strong, in both buyer interest and increased sales prices and values, says listing broker Leslie Turner, founding partner of Maison Real Estate. Sales from January to May were up 21%, and new listings rose 18% compared with the same period last year. High demand pushed the average home sales price up 17% to \$3.1 million.

► A new House of the Week drops every Friday at WSJ.com/RealEstate.

By JESSICA FLINT

When Will and John Hardee were hunting for their first home together in Charleston, S.C., before getting married, the ultimate fixer-upper was hiding in plain sight.
For years, the property across the street from Will's bachelor pad sat shrouded in overgrown flora, deferred maintenance and an air of mystery. "It was the 'Grey Gardens' of the block," says John, 38. "You could barely see the house from the curb."
But the couple recognized the potential beneath the neglect, and were drawn to its rare double lot. "We told our real-estate agent, 'If it ever goes on the market, call us,'" John says.
In 2022, the property was listed with a catch: It was already pend-

A New Home With an Old Soul in Charleston

The owners spent more than \$3 million renovating a fixer-upper in the South Carolina city's downtown area

ing. The previous owner's children had put it under contract through a word-of-mouth deal.
Undeterred, Will and John submitted a backup offer. They banked on John's credentials as the owner of a renovation-and-design company to reassure the sellers that the couple wouldn't be scared off by a major project.
When the initial deal collapsed,

the property was theirs for \$1.8 million.
Architectural pedigree
While the house's period character embodies the charm of historic Charleston, it was actually built in 1995.
For the Hardees, this meant bypassing the realities of renovating a 200-year-old home. Instead,

they inherited a blank slate.
"If the home would have had historic details, we would have preserved them," says Will, 37, a management-consulting partner. "A more recent build gave us the opportunity to do whatever we wanted."
Renovation costs
In 2023, they gutted the main



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