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Charleston's Famous Sword Gate House Is Hitting the Market for \$35 Million

The 1803 landmark could become the most expensive property ever listed in the greater Charleston area after last selling for \$10 million in 2020.



Built in 1803, Charleston's historic Sword Gate House has served as a private residence, a girls' academy, and an inn. The Federal-style estate in the city's South of Broad neighborhood is known for its wrought-iron gates, shaped like swords and crafted by Charleston ironworker Christopher Werner in the mid-19th century. Over the years, the property has welcomed diplomats, prominent Charleston families, artists, musicians, actors, and literary figures.

Now, the 17,142-square-foot estate is set to list for \$35 million, which would make it the most expensive property ever listed in the greater Charleston area. Leslie Turner, founding partner and broker in charge of Maison Real Estate, is representing the property.



A maritime mural wraps the walls of the formal dining room.
The kitchen pairs dark stone finishes and custom cabinetry with a large island.

The asking price would be a significant jump from its last sale price. The previous owners bought the estate for \$3 million in 1999 and held onto it for more than two decades before selling it for \$10 million in July 2020. Before that sale, the property had been listed for as much as \$23 million in 2009 and returned to the market at \$19.5 million in 2016. The highest-priced downtown Charleston sale to date was a home on East Bay Street that sold for about \$21 million in October 2025, with the total transaction reportedly reaching \$21.575 million when furnishings were included.

The house has changed over the past two centuries, with additions made over several generations. The current owners undertook an extensive renovation, updating the interiors with custom furnishings, designer lighting, and new finishes while preserving historic details such as intricate plasterwork, period millwork, exposed brick, and soaring ceilings. The layout includes a ballroom, an intimate dining room, two family rooms, a study, and a gym, alongside two main kitchens—one for everyday use and another for chefs and caterers.

The main house has seven en suite bedrooms along with triple piazzas overlooking the grounds. The primary suite spans the entire south side of the second floor with a sitting area, private office, custom closet, and bathroom. A separate two-story carriage house and three additional guest suites bring the property's total to 11 bedrooms.



A tree-lined courtyard features manicured gardens, a central seating area, and a glass conservatory.

The grounds are nearly as notable as the house itself. Set on a 0.87-acre lot, the property is enclosed by high masonry walls and includes gardens, a heated and cooled pool, a spa, an outdoor dining area, and a linear water feature. A magnolia tree estimated to be 280 years old anchors the triple piazzas. Two gated driveways and a two-car garage provide off-street parking.

After six years, the sellers are ready to pass the property along, according to Turner. "A treasure like this is meant to be shared," she said. "The owners have enjoyed the home and welcome its next steward."

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