

706 East Cooper Avenue | Folly Beach

MLS #23016232 | Tax Map #328-16-00-157

Approx. 800 Sq. Ft. | Circa 1940

2 Bedrooms | 1 Bathroom | 0.12 Acres

Restored Historic Folly Beach cottage, c. 1940

Rare cottage boasting an abundance of original features such as ten foot ceilings, original top-hung functioning windows, wood-paneled walls and ceilings and a spacious screened porch.

FEATURES:

- Located on high ground-no flood insurance required!
- Outdoor storage and shower, plus a large shed.
- Some furnishings and household goods negotiable.
- Quiet block, surrounded mostly by owner occupied properties.
- Short walk to the beach
- Off-street parking for two cars

UPGRADES:

- Modern updates all completed between 2020 and 2023
- Appliances include Wolf range, Viking refrigerator, Miele DW, Asko washer / dryer.
- Honed Carrara Marble counter tops
- Separate laundry room
- Walk in closet for main bedroom
- Waterworks kitchen faucet
- Electrical - 2018
- HVAC furnace and AC - 2022
- New metal roof -2021
- Plumbing including new Rennai water heater - 2023
- Complete exterior paint job – 2021
- Interior paint, Ben Moore Simply White throughout
- New irrigation system and landscaping - 2023
- European white oak floors – new 2019
- Mix of new and antique lighting
- Professionally designed by local high-end designer
- Addition of deck and rear outdoor shower and storage
- Professional landscape design and maintenance to include irrigation