

Residential - Active	Private Report	804 Battery Creek Road , Beaufort, SC 29902	MLS #: 180272	LP: \$399,900
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Sub-Type:	Single Family	Bedrooms:	3
County:	Beaufort	Full Baths:	2
Apx. SqFt:	1,625	Half Baths:	0
Apx. Acres:	0.42	Year Built:	1968
Major Area:	Mossy Oaks	Family Rm:	Yes
Minor Area:	Mossy Oaks	Formal Din Rm:	Yes
Unit/Apt/Bldg #:		Fireplace:	Yes
Sale/Rent:	For Sale	Gar./Carport:	None
Community:		Waterfront:	None
ADU Y/N:	Yes	Dock:	Not Applicable



Directions: From South: I95 to 278, east on 170, east 128, east on 21/Ribaut Rd, left on Mossy Oaks Rd., right on Battery Creek, 804 on left. From North: I95 to 17 south, south 21, south on Ribaut Rd, right on 1st Blvd, left on Battery Creek, 804 on right.

Remarks: Wonderfully maintained home centrally located in Beaufort. Numerous upgrades in the interior & exterior. Electrical, plumbing, A/C & many more in the past year. Kitchen has all new appliances (induction and air fryer range), quartz countertops, butcher block island & SS sink. Wood-burning fireplace. All new doors, 2 added; primary BDR & laundry. New A/C. Interior electrical box wiring was updated & exterior electrical box was replaced. Exterior porches front & back were expanded. 2 pergolas were added; on driveway & back porch. Property is almost 1/2 acre with a newly installed wooden fence. Large outbuilding with power & water. 2nd storage unit was added. Centrally located between Beaufort, schools and military bases. Privacy for pet owners, gardeners and entertainers!

Private Remarks: Limited Service. See <https://bit.ly/2CQ49Ef>. For all showings & questions please call or text 954-348-2211. 'Own owner is a licensed real estate agent in (state).'

Shared Interest	No	Dock		Monthly Rental:		Short Sale:	No
Y/N:		Permits in		Rental Duration:	Not Applicable	Guest House:	No
Size of Share		Hand:		Var Comp:	No	Home Warranty:	
Fraction:		Covenant:	No	Comp \$/‰:	2.25%	Oirea/B:	Yes
Room Count:	8	Elevator:		Bank Owned:	No	View Desc.:	
Aicuz:	Unknown	Basement:	No	Foreclosure:	No		
Key Code #:	R120 006 000	Lot Dim.:	66.38x33.5x66.38x33.5				
	0308 00	List	246.09				
Zoning:	Residential	Price/SqFt:					

Property Taxes:	3,500	Key Code #:	R120 006 000 0308 00
Tax Database ID:	R120-006-000-0308-0000	D-M-P-R:	
Legal Desc:	LOT 7 BLK T ROYAL OAKS		

ADU Details:	Bedrooms Total: 3; Full Baths Total: 2; Half Baths Total: 0; Sqft: 1,625	Other Rooms:	1st Floor Bedroom; 1st Floor Full Bath; Master Bedroom
Approx. Age:	Over 50 Yrs	Possession:	At Closing
Appliances/Equip.:	Dishwasher; Dryer; Elec/Oven/Range; Microwave; Refrigerator; Washer	Roofing:	Composition
Cooling:	Central Air; Electric	Showing Inst.:	Appt. Only; Call Owner
Construction:	Brick; Frame	Style:	Ranch
Dining:	Breakfast Area; Kit/Din/Combo	Sub Agencies	No
Exterior Extras:	Fence - Chain Link; Fence - Wood; Outbuilding w/Electric; Storage	Offered:	
Foundation:	Slab	Vacancy:	Occupied
Floors:	Vinyl	Water & Sewer:	Public Sewer; Public Water
Fireplace:	One; Wood	Water Heater:	Electric
Heating:	Central; Electric	Will Sell:	Cash; Conventional; FHA; VA

HOA Fee:	\$0	Regime Fee:	\$0	Transfer Fee:	\$0
HOA Fee Addl Info:		Regime Fee Contact Info:	804 Battery Creek Rd	Transfer Fee Contact Info:	
HOA Fee Contact Info:					

Listing Member:	Name Ralph Harvey	Office List With Freedom	Primary 855-456-4945	Office 855-456-4945	E-mail ralph@listwithfreedom.com
Original List Price:	\$399,900	List Date:	04/24/2023	ADOM/CDOM:	1/16
Current Price:	\$399,900	Expire Date:	10/24/2023	How Sold:	
Sold Price/SqFt:				Paid Cl:	
				Paid Poi:	

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