



\$595,000

1210 MADRID AVENUE

<https://vizorealty.com>

Welcome to Historic Port Royal S.C. 13,100 square foot corner lot (112Lx117W) zoned Residential or Commercial which can be subdivided into 2 lots (6550 sq. ft. each) or 3 lots. (4366 sq. ft. each). With 5 majestic Live Oak trees that are over 200 years old and complete with Spanish Moss. Magnolia trees, Dogwoods, Fig trees and massive Azaleas bushes. Here is your opportunity to build your Dream Home (house can be demolished and removed by the owner with a ratified contract) or refurbish the 2bd 1ba cottage there now. The house is livable just needs updated. House is located in the Historic Village of Port Royal that is cool, coastal far from ordinary. Enjoy this walking, bicycling and golf cart community. Less than 1 mile from all these amenities Police and Fire departments, City Hall, Post Office, Port Royal Elementary School, Port Royal nature preserve, The Sands Beach, boat landing and ramp with dock, walking pier all located on Battery Creek which is the deepest natural port on the Atlantic Coast. Walking distance to Seafood, Pizza, BBQ, Breakfast, Dining, Coffee, Ice Cream, Beer Brewery and soon to be developed Port Royal Marina. Short drive to Parris Island, Beaufort Naval Hospital, Beaufort Memorial Hospital and shopping. House being sold AS-IS and the property can be subdivided into 2 or 3 lots. Value of price is comped by neighboring recent sales. The value was not adjusted using the value of the house. Comparable sales of lots in Port Royal are \$45.00 to \$57.00 per square foot.

- 2 beds
- 1 bath
- Single Family
- RESIDENTIAL
- ACTIVE



Basics

Date added: Added 1 month ago
Price per sqft: \$540.91
Type: Single Family
Bedrooms: 2 beds
Floors: 1 floor
Year built: 1948
MLS ID: 572844
Cooling: Central

Listing Date: 2023-10-24
Category: RESIDENTIAL
Status: ACTIVE
Bathrooms: 1 bath
Lot size, acres: 117 x 112 acres
TMS: R110 010 000 0155 0000
Full Baths: 1

Building Details

Heating features: Electric
Foundation: Crawl Space
Sewer: Public
Basement: No Basement
New/Resale: Resale

Garage: Garage Detached
Water Source: Public
Style: Other
Exterior material: Block

HOA Info

HOA: N

Nearby Schools

School District: Beaufort
Middle School: Beaufort

Elementary School: Beaufort
High School: Beaufort

Listing Courtesy Of



Listing Office: 1st Choice Realty of SC LLC

Listing Agent: George, Starega

