



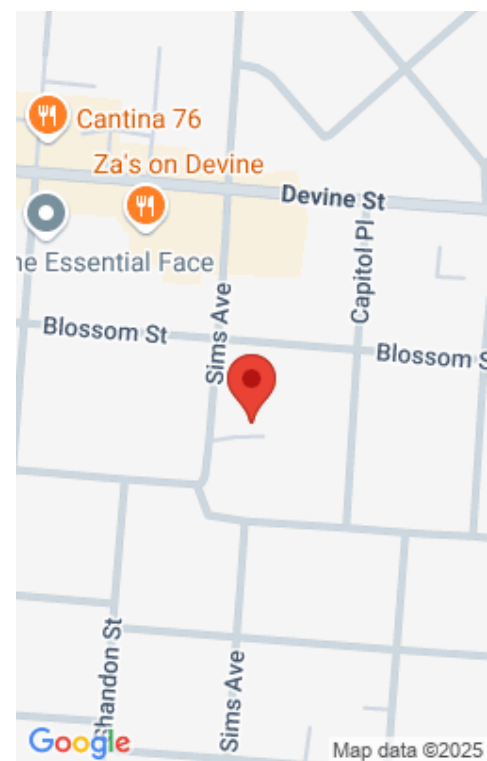
\$725,000

522 SIMS AVENUE

<https://vizorealty.com>

This Shandon zero lot line home is in Sims Court and has been thoroughly renovated in recent years and features outstanding outdoor living space. The main floor is fantastic with gorgeous living and dining rooms, a beautiful eat-in kitchen, and a fabulous master suite with a luxury bath and huge walk-in closet. From the living room and master suite, there are French doors leading to the screen porch. Just off of the spacious screen porch is a very private courtyard. On the second floor, you'll find two bedrooms (one is currently set up as a den) that share a very nice and unique Jack-and-Jill bath. Each bedroom has access to its own vanity and toilet, and there is a tub/ shower in the middle. The second floor also has a bonus room and walk-in attic. The kitchen was renovated and the back porch enlarged and screened in 2019, the HVAC equipment was installed in 2020 and is especially quiet, the tankless water heater was installed in 2021, and the upstairs bath was renovated in 2024. Featuring 5 zero lot line homes, Sims Court is a private enclave located between Blossom and Wheat Streets - just a few blocks from the Devine Street District where you'll find great shopping, restaurants, and more. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 4 baths
- Single Family
- RESIDENTIAL
- ACTIVE
- 2538 sq ft



Basics

Date added: Added 3 days ago	Listing Date: 2025-03-25
Category: RESIDENTIAL	Type: Single Family
Status: ACTIVE	Bedrooms: 3 beds
Bathrooms: 4 baths	Half baths: 2 half baths
Floors: 2 floors	Area, sq ft: 2538 sq ft
Lot size, acres: 0.07 acres	Year built: 1985
MLS ID: 604979	TMS: 13803-01-21
Full Baths: 2	

Building Details

Price Per SQFT: 285.66	Style: Traditional
New/Resale: Resale	Foundation: Crawl Space
Heating: Central,Gas 1st Lvl,Gas 2nd Lvl	Cooling: Central
Water: Public	Sewer: Public
Basement: No Basement	Exterior material: Brick-All Sides-AbvFound

Amenities & Features

Pool on Property: No	Garage: None
Fireplace: Gas Log-Natural	Features: Back Porch - Screened, Cul-de-Sac, Gutters - Partial, Landscape Lighting, Patio, Shed, Sprinkler

HOA Info

HOA: Y	HOA Fee Per: Monthly
Hoa Fee: \$150	HOA Includes: Common Area Maintenance



School Info

School District: Richland One
Secondary School: Hand

Elementary School: Rosewood
High School: Dreher

Listing Courtesy Of

Listing Office: Bollin Ligon Walker Realtors

Listing Agent: Andy, Walker

