

## 1766 I'ON AVE DESCRIPTION

Experience a piece of history in this beautifully maintained townhome on Sullivan's Island - one of six historic luxury residences in the Bachelor Officers' Quarters property on Station 18. This building constructed in 1900 is just a stone's throw from the beach and the famous Sullivan's Island lighthouse. Situated on one of the Island's oldest lanes and shaded by live oaks, The Officer's Quarters is one of the few historic condominium structures in the low country.

This 3 bedroom, 2.5 bath property is an incredible opportunity to be within one block of the ocean and also to enjoy a pool with the other units (not used very often!). The private pool is surrounded by a stone patio, outdoor furniture for sunbathing, community grill, gas lamps and a landscaped lawn fenced for privacy.

Station 18 is also within easy walking distance to parks with tennis and basketball courts and playgrounds; the business district with post office, restaurants, ice cream and shopping; Ft. Moultrie; churches; and more.

MAIN LEVEL -From the grand southern porch, walk up to the main level where you'll enjoy a fully stocked galley kitchen with a dining area, a comfortable sitting area with a 60-inch flat screen TV and a half-bath, and a master bedroom with a master bathroom that has a whirlpool tub and spacious walk-in shower. The main sitting area and the master bedroom open to a terrific balcony with a sitting area and dining table. Watch the sun rise over the ocean in the morning and set behind the marsh in the afternoon. The main living space also contains the washer/dryer and storage.

UPSTAIRS – Walk upstairs to enjoy two bedrooms with a full and a queen-sized bed and a full bathroom. This area is great for extra guests, to load the kids into (there is a TV, a futon, and additional seats), or to make your office if working remotely (there is a worktable, extra monitor and great Wi-Fi).