

58 Pochick Avenue

Surfside Beach



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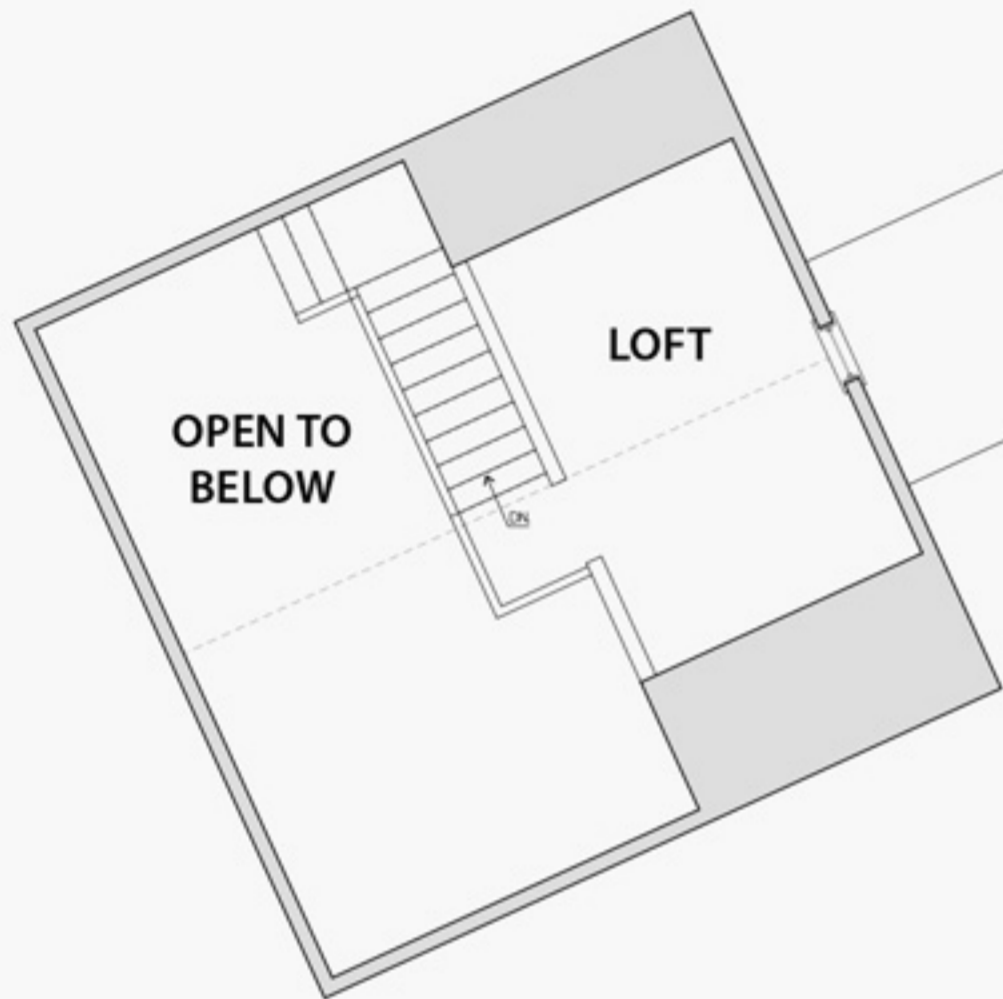
Pepper Frazier
REAL ESTATE







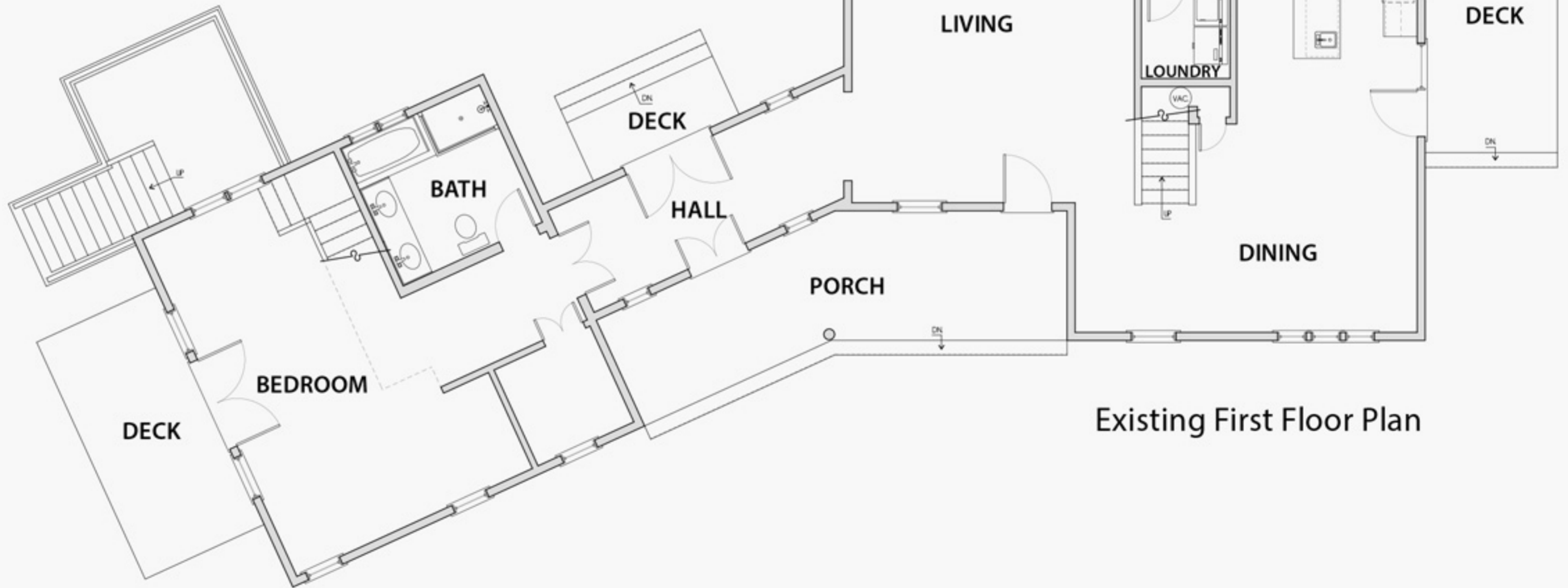




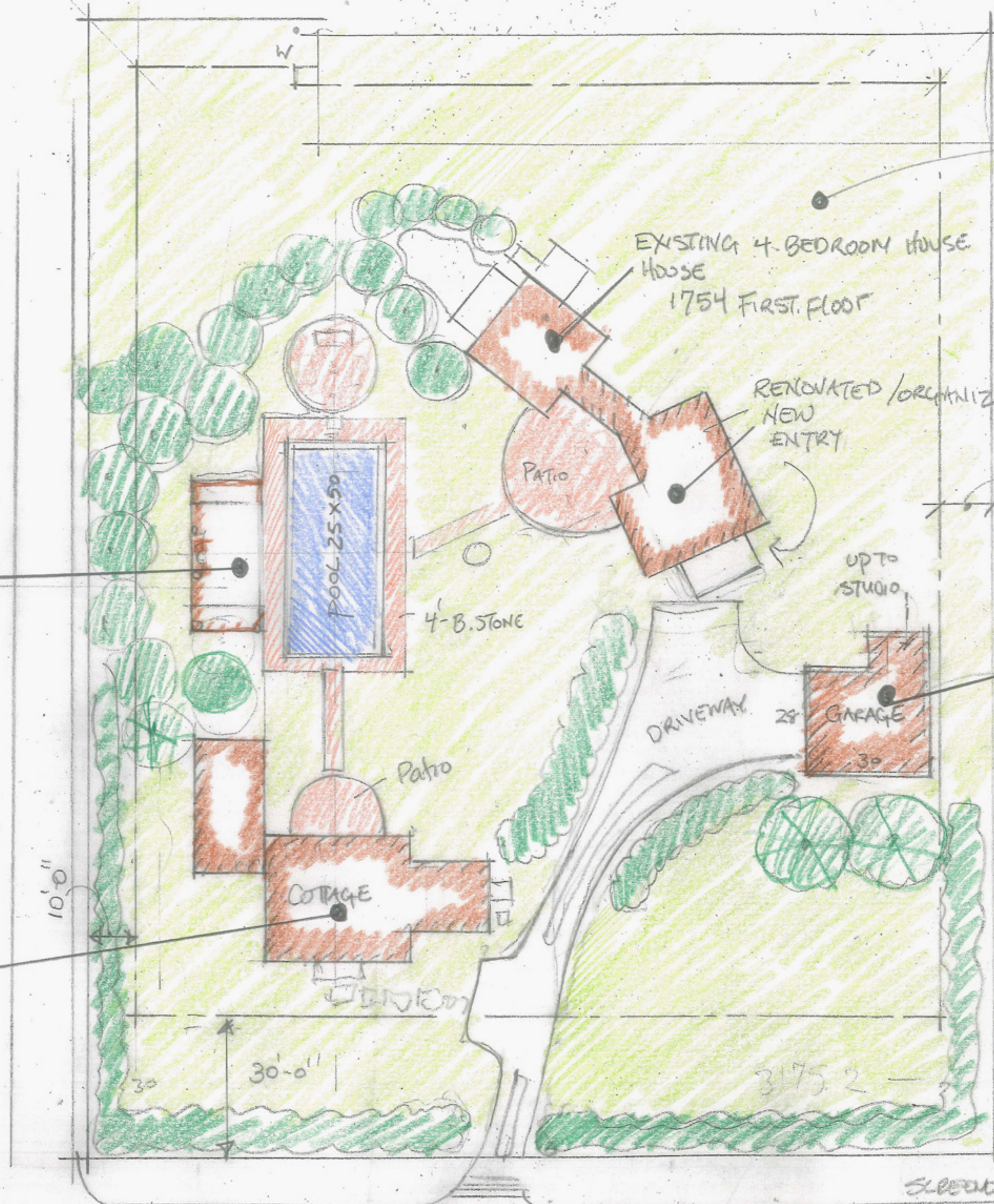
Existing Second Floor Plan



Existing Basement Plan



Existing First Floor Plan



NEW SEPTIC FOR 9 BEDROOMS. NORTH/EAST. EXISTING HOUSE

4323 SF. TOTAL GROUND COVER

ONE ROOM + BATH SECOND FLOOR.

PROPOSED GARAGE STUDIO 750 SF

Garage = 672

TOTAL ALLOWABLE GROUND COVER = 4323

House = 1754
Cottage = 1400
Garage = 750

SLEEPING CABANA = 450
TOTAL 4000

OUTDOOR LIVING CABANA w/ SCREENS
KIT/BATH FIREPLACE SITTING EATING

PROPOSED 2ND DWELLING 1400 SF.
2 BEDROOM Dwelling w/ associated living spaces.

\$2,295,000

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Surfside Beach

Type: Single Family
Rooms: 7
Bed./Baths: 5/3.5
Wtr Frontage: None

Water View: Distant Ocean Views
Other View: None
Year Built: 1991
Remodeled: 2015

Furnished: Un-Furnished
2nd Dwelling: Potential
Zoning: LUG1
Lot Size (SF): 61,560

Lot Size (A): 1.4
Plan: N/A
Water: 2 Wells
Sewer: Septic

Luxurious Beach Home short stroll to highly sought after Surfside beaches on an oversized lot in a private setting. Highly maintained house with beachy "ship lap" ceilings throughout and total remodel in 2015, including renovated high end kitchen and baths; and 2009 major home addition effectively increasing home size by 100%. Outdoor beach living and ocean sounds, feels like ocean living at its finest with the many outside decks, large front porch and yard area. Home is airy and light with lots of windows and French doors, and cathedral ceilings in new wing. Plenty of expansion room for a separate guest cottage or compound and/or an addition, pool and/or tennis court. Strong rental history. Enjoy the sea breezes and peaceful setting on this well appointed property. Very close to many beaches, including Surfside Beach.

First Floor: Enter into large Living Room...Great for Entertaining. New "high end" kitchen with granite countertops, high end appliances & cabinets, and new large tile floor. Large kitchen granite top center island with bar seating & SS bar sink. Kitchen flows into dining area and access to south side deck through large light & airy door system. Also, on first level, private laundry room w/central vacuum system and beautifully tiled powder room and all new wood stair storage system leads to second level.

Second Floor: Large second master Bedroom with en suite full tile bath and two guest bedrooms sharing full tiled bath. Pull down stairs leads to large storage attic.

Appliances and Other Amenities:

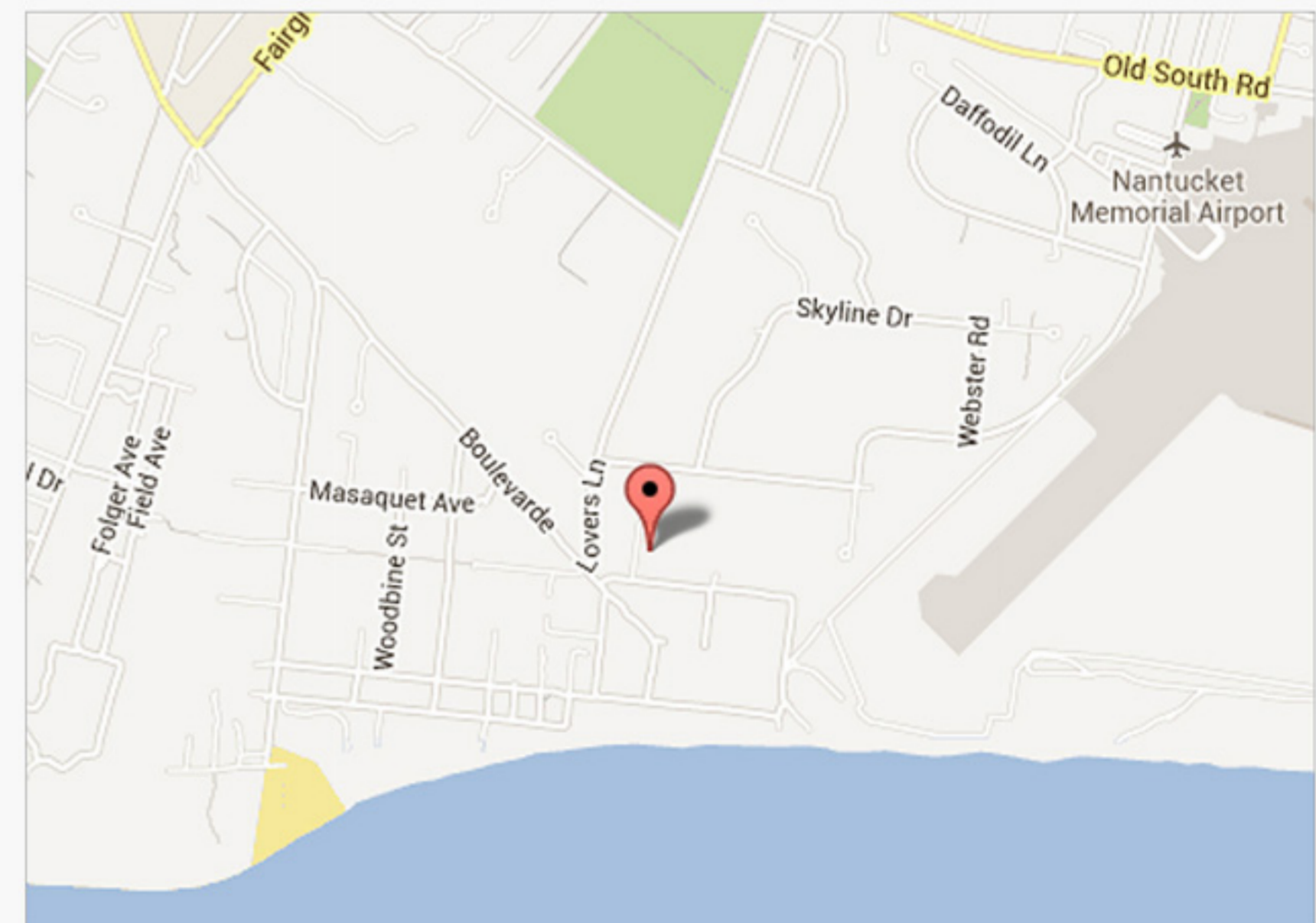
First Floor Bedrooms: 1
Heating: Oil/FHW
Fireplaces: One
Floors: Wood/Tile
Yard: Yes
Parking: Yes
Foundation: Poured
Lead Paint: No
Recreation and Outdoor Spaces: Deck, Porch
Amenities: Central A/C, Insulation, Irrigation

Easements:

Currently a large oversized lot, but great potential for development purposes making it an even larger compound.

Taxes and Fees

Assessment Year: 2014
Building Assessment: \$538,900
Land Assessment: \$838,300
Total Assessment: \$4,984.74



This information contained herein is believed to be reliable but is not guaranteed.