



WILLIAM MEANS

204 ROYAL ASSEMBLY DRIVE

SPECIAL FEATURES

The house plans were developed by Beaufort, SC's Moser Design Group (now MK Design Group) and were named Costal Living Magazine's Cottage of the Year in 2003. The home was also selected as a Post & Courier Design Winner in 2009.

LOT AND LAYOUT

- Home's south-facing orientation was carefully selected to optimize privacy and natural light in all seasons
- Wooded and private 1.05 acre lot
- The property offers 5 bedrooms + loft and 5.5 bathrooms across 3620 SF of heated/cooled space, divided as follows:
 - Main house** (3100 SF) features main living/dining areas, kitchen, pantry, an owner's suite and two additional bed/bath suites (3 bed/3.5ba in total)
 - An attached guest cottage** is included in the main house SF and has a bedroom with an en suite bathroom, kitchenette, and loft (1 bed+loft/1 ba)
 - Garage apartment/ADU** (520 SF) features additional living space and a full bathroom and is located above the detached garage, connected to main house by covered breezeway is additional living space with full bath (1 bed/ 1 ba)
- In addition, the property has over 750 SF of covered outdoor living spaces: Main house front porch, screen porch with wood burning fireplace (with gas starter), owner's suite porch, and guest cottage porch
- The property offers ample space for owners' vehicles: 2-car garage, 1-car carport, large parking pad, and a loop driveway for ease of maneuvering.

CONSTRUCTION

- Built in 2009 by Coe Brier of Coe Brier Construction, Inc.
- 2"x6" exterior walls
- 12" on-center second floor truss system
- Galvalum metal roof
- Wood windows with low-e argon glass
- Solid wood exterior and interior doors
- Sound barriers in interior walls
- Low-maintenance cement plank exterior siding
- New vapor barrier in crawl space installed in 2025 by current owners

FOR ADDITIONAL INFORMATION:

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NOTABLE MATERIALS, FINISHES AND FIXTURES

- Oyster tabby loop driveway and parking pads added by current owners
- Charleston brick tapered piers and fireplaces (1 interior - gas, 1 on screened porch - wood burning)
- Reclaimed historic materials:
 - Hand cut and sanded hardwood maple floors from shuttered 1893 textile mill in Union City, SC (note the embedded metal cotton gin chasers). Care was taken during construction to preserve the original color of these exquisite antique boards.
 - Antique oak from the first train station in Bristol, TN can be found on the kitchen island, guest cottage countertop, step treads, risers, and handrails.
- Stainless steel kitchen appliances
- Lighting control system

OWNER'S SUITE

- Located on the first floor
- Sitting room hyphen connects owners' suite to main living spaces
- Bedroom features vaulted ceiling with exposed beams
- Owner's porch accessible from bedroom
- Dual vanities with stone countertops
- Stone walk-in shower
- Claw-foot tub
- Dual walk-in closets with built-in closet organization

SECONDARY BEDROOMS AND GUEST SUITES

- Second story of main house features two bedrooms with en suite bathrooms. Both rooms are bright and have ample walk-in closet space.
- The attached guest suite has a first-floor bedroom, kitchenette, and full bathroom plus an upstairs loft space. Guest cottage porch is accessible from the cottage bedroom.
- Above the garage is the one-bedroom ADU with full-bathroom.

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NEIGHBORHOOD AND AMENITIES

- Beresford Hall, a private gated waterfront community is one of the Charleston area's best kept secrets. Featuring dedicated greenspace, nature trails, and private deep water access, this picturesque community offers the best in Lowcountry Living.
- "The Ruins" community clubhouse includes a kitchen, wood burning fireplace, community gathering area and a terraced stage
- Infinity Zero Entry Swimming Pool
- Neighborhood Deep Water Boat Dock, ramp, and fish cleaning station
- Neighborhood Crab and Fishing Dock
- 8 Miles of sidewalks and nature trails
- 4 Parks, including dog park, 2 playgrounds, and a full-sized basketball court
- Ice house
- Campfire pit

APPROXIMATE DRIVING DISTANCES:

Point Hope Commons	1.6 mi
Daniel Island	6.4 mi
Mount Pleasant	9.9 mi
Park Circle	9.3 mi
Charleston International Airport	12.2 mi
West Ashley	16.3 mi
Sullivan's Island	15.8 mi
Isle of Palms	18.5 mi
Historic Downtown Charleston	19.5 mi

LOCATION

The Beresford Hall community has a main gate as well as a back service gate (both require code for entry), and 204 Royal Assembly is well-situated in the neighborhood for easy access to both points of entry/exit. In addition to being minutes from Daniel Island and under 20 miles from area beaches and historic downtown Charleston, this property is a stone's throw from the brand new Point Hope Commons shopping center offering everything you might need for everyday convenience: Publix grocery, several eateries, medical offices, pet care services, fitness studios, and more.

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