

Summary of Improvements  
Current Ownership  
127 Oak Street, McClellanville

**Exterior/Porch**

- Removed/Repaired all exterior rotten wood 2022
- Replaced 13 antique glass window panes 2022
- Reglazed all exterior windows 2022
- Painted all exterior including trim 2022
- Resealed and repainted metal roof 2022
- Replaced all flashing around chimneys and dormers 2022
- Installed two new remote controlled ceiling fans on porch 2023
- Installed designer metal exterior porch chandelier 2023
- Installed decorative bulb porch lighting 2022
- Installed flat screen TV on exterior porch 2022
- Installed Tesla/EV high speed charger 2023
- Updated 7 Zone irrigation system 2022
- Updated exterior decorative lighting across entire lot 2022
- Installed new Palm Tree 2024
- Installed 1 ton of Bahamian white limestone (driveway & firepit area) 2022
- Installed extensive riprap erosion preventative across tidal flow pond area 2024
- All live oaks recently pruned/cleaned by certified arborist 2023
- Entire front yard re-graded to maximize water run off 2024
- Ring & Eufy security cameras installed across 5 zones on lot & dock 2022
- Replaced dock walkway system and supports with marine grade wood 2023
- Installed dock walkway solar lighting 2023
- Installed two new dock floater pilings 2023
- New water/hose outlet installed 2024
- Cut boat trailer storage (2 boat capacity) into side bamboo area 2024

**Interior**

- Painted full interior including trim 2022
- Installed a new master bedroom closet system, (Closets By design) 2022
- Installed new remote gas logs 2024
- Installed 2 new flat screen TVs (MBRM & FRM) 2024
- Installed art lighting (FRM) 2022
- Installed new antique finish window lock/latches all first floor windows 2022
- Installed new WIFI Miele exhaust fan including exterior ventilation system 2024
- Had floor joists installed/replaced as needed and jams repositioned and adjusted 2023
- Installed new commercial grade dehumidifier (crawl space) 2024
- Crawl space fully encapsulated 2022
- Installed new insulation (previously none) in entire second floor 2024
- Installed new grade 2 dry wall in entire second floor 2024
- Installed updated electrical outlets in second floor that accommodate USB charging 2024
- Installed new ceiling fan in second floor bedroom 2024
- Installed new under sink water filter systems in master bathroom and kitchen sink 2023
- Installed new WIFI thermostat 2024
- Installed decorative bulb dock lighting in pier house 2022
- Fiber Optic Internet Service 2024

**Mechanical Improvements**

- Installed new Trane package HVAC system (Carolina Custom Air) 2024
- Installed new Culligan shallow well water treatment system and treatment package 2024
- Upgraded plumbing/pipes to comply with current building codes 2024
- New mighty mule gate control system battery 2025
- Well Pump capacitor replaced 2024
- WiFi well heating capability 2024
- New portable generator to convey ; connects to exterior outlet on outbuilding to home panel box connector. Powers whole house excluding HVAC 2023

**Misc Structural Improvement**

- Exterior historical outbuilding rehabilitated to be a second storage building. 2025
- Exterior historical outbuilding roof repaired, sections replaced and repainted/sealed 2025
- Interior of outbuilding reinforced 2025
- Support floor beam installed in outbuilding and new plywood floor installed. 2025

### **Notable Features**

- One of the last remaining examples of French Huguenot architecture
- All three (3) structures on SC & National Historic Register
- One of oldest homes in the Village of McClellanville
- Upstairs floors deemed the oldest in Santee Delta (original cypress floors); not certified
- Original cypress foundation pilings preserved and intact under home.
- All antique chandeliers to convey
- Stained glass door to master closet
- Tankless water heater
- Gourmet kitchen; Viking Stove, Separate Commercial Freezer & Refrigerator
- Electric Gate plus wireless remote access keypad.
- Exterior decorative landscape lighting across multiple mature live oaks
- Mature live oaks
- Deep Water 3-4 feet low tide; 9+ at high tide
- Fiber Optic Internet
- Tesla/EV high speed charger
- Dock blocks plus float (2 boat capacity)
- Walking distance to TW Grahams, Livingstons Bulls Bay Seafood & Carolina Seafood
- Large brick fire pit area
- Updated landscaping
- Fully fenced yard except marsh/water frontage
- Oversized propane tank

## 127 Oak Showing Instructions/Details

- Gate Code:** 0172
- House Keypad:**
- To open: 1801
  - To lock: Pull door tight, hit Schlage symbol on pad and listen for bolt to lock. Please check to ensure locked.
- Security Panel in Kitchen:** If for some reason the alarm sounds, code is 8694
- Storage Shed with Lock:** Key will be in the green bowl in middle of dining room table.  
On a green and white large square ring
- Gate (Leaving)** Pull forward slowly and gate will automatically open.