

# *The Washington House*

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1413 Mill Street  
Camden, SC 29020

5 Bed | 5 Bath | \$4,600+ sqft | 1 acre

Listing presented by Madison Mossell with Farms & Estates Realty.

MLS #607186

# HISTORY



Step into a piece of American history at 1413 Mill street, Camden's renowned Washington House - built in 1780 and recognized as the oldest home in Camden. This distinguished Colonial-style estate, set on over an acre in the heart of the Historic District. Previously known as Deare Place, it earned its current name after hosting a banquet in honor of President George Washington during his tour of Southern States.

Originally constructed on the corner of King and Fair Streets, this storied home was relocated to its current address in the early 1900s using logs and miles - a true testament to its historic significance. Expanded over time, the home now spans over 4,500 square feet, with 5 bedrooms, 5 full baths, and a total of 11 gracious rooms, including a detached garage featuring two finished rooms and a workshop.

Inside you'll find 12-foot ceilings, seven fireplaces, aged oak flooring, and detailed millwork that echo the craftsmanship of a bygone era. The kitchen blends the charm of the past with modern convenience, offering a sub zero fridge, gas cooktop, butlers panty, and wood countertops - all beneath exposed wood ceiling beams believed to be the original second floor flooring.

The main level includes formal living areas, an elegant dinning room, and a private guest suite with its own entrance and sitting area. Upstairs four bedrooms each have private en-suite baths, including a spacious main suite.

This home is not just a residence - it's a rare opportunity to own a storied landmark in South Carolina's oldest inland city!



# The Washington House



**1413 MILL STREET, CAMDEN, SC 29020**

**5 Bed | 5 Bath | \$4,600+ sqft | 1 acre**

**\$745,000**

- Charming Porches! Expansive covered front porch, screened-in porch off kitchen & rear porch
- Original fireplaces in nearly every room!
- Hardwood flooring throughout
- 12 foot ceilings throughout
- Original wood windows throughout
- Detached Garage with 2 finished rooms
- Large Private Lot with Mature Landscaping
- Revived azalea gardens and mature trees including magnolia, crepe myrtle, peach, pear, apple, and plum



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# Investments & Updates by Current Owners

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## Improvements:

- New sump pump installed in basement (2023)
- Blown-in insulation added to attic (2022)
- Electrical safety issues addressed (except one subpanel)
- All ductwork replaced (due to lead dust contamination)
- Cracked master bath tile repaired and sealed
- Stairwell window fully rebuilt (rotted sill and frame)
- Replaced belt for the dryer drum in 2023
- Replaced all the burner tubes in the boiler in January 2025
- New washer in 2022
- Multiple windows opened, restored, reglazed, and resealed:
  - 2 in the master
  - 2 in small bedroom
  - 2 above the stairs
  - 1 in back office
  - 1 in bathroom alcove
  - 1 in downstairs bath
- Kitchen windows made operable
- Screened porch roof sealed after prior leak (resolved)
- Capped off plumbing in old laundry (under stairs) after discovering leak
- Concrete pad poured off rear patio to cover lead-contaminated soil
- Brick pavers installed on patio



## Landscaping & Outdoor Enhancements

- Over \$10,000 in tree removal and land clearing
- Cleared overgrowth; removed 200–300 lbs of vine tubers
- Sodded, seeded, and restored landscaping across entire yard
- Revived azalea gardens, planted crepe myrtle and magnolia
- Rescued and nurtured fruit trees: apple, plum, peach, pear

# UTILITY & COMFORT OVERVIEW

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The Washington House may be historic, but it's well-equipped for modern living. Below is a helpful overview of utilities and monthly costs, based on current ownership (2 adults + 2 children living full-time in the home).

## Utilities & Providers

- Electricity, Water, Sewer, Trash, Yard Debris – City of Camden
- Gas – Dominion Energy
- No landline phone service currently in use

## Average Monthly Utility Costs

Typical combined monthly cost (electric + gas + Camden services): Average \$500/month  
This can vary depending on the season and weather.

- Spring/Fall (no heat or AC):
  - Gas: ~\$36/month (cooking + water heater only)
  - Camden utilities: ~\$200/month
- Summer (AC running):
  - Camden bill may rise to \$400+ depending on water/electric usage
- Winter (coldest months):
  - Gas can range up to \$600–700 when heating is heavily used

## Comfort Tips from the Owners

- The home features 12' ceilings, and the owners report staying comfortable with the AC set between 76–78°F during the day.
- At night, they occasionally lower it to 74°F upstairs for sleeping.
- In the winter, heating is generally set to 68°F, lowered slightly at night.
- During particularly cold temperatures (below 30°F), the radiators provide the most effective heat, supplementing the forced gas and heat pump.

Note: While the home stays quite comfortable year-round, the addition of tasteful ceiling fans could enhance comfort — though the current owners chose to preserve the home's historic aesthetic.





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# CONDITION & DISCLOSURE SUMMARY



This home has great bones and tons of historic charm. While it's being sold as-is, it's been lovingly lived in and is ready for someone to take it to the next level. If you love a home with soul and don't mind a few quirks, this could be your perfect match. Here's a detailed look at the home's current condition so you know what to expect and can plan accordingly.

\*additional documentation (invoices, reports, estimates, etc...) available upon request!

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# DISCLOSURES

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## Interior

- Termite-damaged sill beam (south wall) – estimate: \$35,000 in 2022
- Historic fire damage in attic, crawlspace, and above kitchen pantry beam
- Majority of windows are painted shut or sealed; several have cracked panes
- Rot in kitchen window frame from prior water intrusion
- Hallway doors scrape due to floor slope
- South bedroom floor slopes toward bathroom
- Small guest bathroom gutted but unfinished
- Laundry plumbing leak under stairs — capped off; could be used as a half bath
- Walls have plaster cracks, particularly above termite-damaged area
- Walls covered in unknown paintable vinyl surface (not traditional wallpaper)
- Federal Pacific electrical subpanel still in use (should be replaced)
- Possible open junction boxes remain in crawlspace
- Old irrigation system is non-functional and needs full replacement
- Lead paint present throughout (confirmed by x-ray detection):
  - Lead dust and chips previously found on floors and window sills
  - Soil on North and South sides is contaminated; covered with pine straw
- Asbestos insulation still present on some radiator pipes in crawlspace

## Exterior

- Garage overhang leaks; garage interior remains dry
- Garage door framing is water damaged
- No plumbing in garage; separate electric meter in place
  - Estimate of \$5,000 to add sewer and water to garage
- North fascia board not repaired properly; covered with caulked board (estimate: \$3,200)
- Back steps of outbuilding are rotted and need replacement
- Some deck boards on outbuilding need replacing
- Metal roof over rear porch needs replacement
- Gutters are incomplete or missing:
  - Front downspouts are not connected
  - Rear porch gutters need replacement
  - Large roof surface contributes to basement water intrusion
- Water intrusion into basement (1–2 inches during prolonged heavy rain)
  - Sump pump helps manage water, but gutter installation is needed for full resolution
- Exterior walls had chipped lead paint; paint chips not disclosed
- Lead-contaminated soil in yard covered with pine straw and poured patio for safety





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Visit our website!

1413millst.com



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