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\$28M Charleston Battery mansion may be ready to shatter all sales records

BY TERI ERRICO GRIFFIS TEGRIFFIS@POSTANDCOURIER.COM

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The historic Drayton House at 25 East Battery in Charleston is listed for a record-smashing \$28 million.

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CHARLESTON — A month hasn't passed since the most-expensive, single-family home sale closed in Charleston for \$21.028 million and already another listing has come along poised to shatter it.

A historic house built around 1885 has quietly come on the market for \$28 million. If sold for the asking price, it would topple the two previous records — also set this year — by nearly \$10 million. In February, U.S. Treasury Secretary Scott Bessent and his listing agents, Cassina Group, set the first standard with the **\$18.25 million deal** brokered for 5 East Battery.

The latest listing down the street at 25 East Battery is owned by South Carolina manufacturing entrepreneur and Rob Honeycutt and wife Julie, who purchased the 11,400-square-foot property along the Charleston Harbor for \$7.1 million in 2022, according to county records.

The property is being sold fully furnished.

The Honeycutts spent two years renovating the property, which includes the main house, an attached garage and another guest house, according to Charles Sullivan, founding partner of Carriage Properties, who is representing the sellers.

Rob Honeycutt was co-founder and until 2021 the CEO of SixAxis LLC, the parent of Andrews-based SafeRacks and other businesses that make industrial-grade catwalks, loading racks and

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The sellers renovated the kitchen at 25 East Battery in Charleston.
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other factory safety systems. After he sold the Georgetown County business, Sullivan said the [South Carolina entrepreneur](#) was on the hunt for something to keep him busy for a couple of years.

“Robert’s a creative project-minded guy and very hands-on,” Sullivan said. “I think that’s the difference that I’ve seen from other renovations. He was there almost every day managing the project and knows every inch of it.”

Honeycutt also documented all the completed work, a perk for the buyers to be able to refer back to what’s behind the wall, Sullivan added.

The house was originally built for Charles H. Drayton and wife Eliza. Born in 1847, he inherited the [family plantation home](#), the now West Ashley [tourist attraction Drayton Hall](#), at age 5. He started a mining company decades later and built the High Battery mansion with design help from W.B.W. Howe Jr.

Under the Honeycutts, the recent renovations include an updated kitchen with high-end finishes and appliances, as well as a walk-in refrigerator, a second commercial kitchen behind a hidden door stocks everything a restaurant would have, Sullivan said.

The primary suite on the third level includes 2,200 square feet of living space and an updated spa-like bathroom with a sauna and plunge tub.

The sellers also added a glass elevator that spans all four levels of the house.

“Most homes, particularly the historic ones, have a residential elevator that tend to be pretty



The sellers of 25 East Battery designed a spa like bathroom, one of the 10 throughout the property, in the primary suite.

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small,” Sullivan said, “but Robert did almost a commercial-scale elevator that hits every floor.”

With the main living area on the second level, the ground floor features an entertainment space the owners dubbed Nipper’s Lounge — named after their dog. The main feature is a square bar made of tiger onyx sourced from Mexico.

“It’s a really nice space. He entertains friends down there,” Sullivan said. “Everybody always seems to end up down there when they go out or have people in town.”



The entertainment room at 25 East Battery St. features a tiger onyx bar made sourced from Mexico.

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The Honeycutts used historical photos to restore original aspects, including the mahogany and white-oak floors. The couple also replicated an original porch entrance and copper roof crest that had been blown off in the last century.

“This is a piece of American history,” Julie Honeycutt told the [Wall Street Journal](#) in a feature on the house.

“Let’s just say we went way above our budget,” she said of the renovation cost. “We did everything in this house that we loved. We didn’t hold back on anything.”

While the price would be a single-family record for the Charleston area, Sullivan said the price per square footage is comparable to the Sullivan’s Island or Mount Pleasant Old Village sales of the last year.

Anything desirable is selling, and the house is completely turnkey and furnished.



If sold for \$28 million, the house at 25 East Battery would break the previous Charleston home sale records of \$18.25 million and \$21 million set earlier this year.

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“People need to understand that we’ve sold larger homes nearby that were \$12 million, \$13 million dollars, but you have to spend three years and \$10 million to \$15 million on renovations,” he said.

Up until a few years ago, owners were making small changes, such as updating the heating and cooling system or painting inside and out, Sullivan said.

“Today’s buyer wants everything perfect and new. New wiring, new plumbing, new HVAC and structural updates,” he said. “So that’s where quite a bit of work and millions happen.”

Sullivan also represented the sellers in the [51 E. Bay St. sale that closed Nov. 4](#) for upwards of \$21 million.

The 15,765-square-foot residence at 51 East Bay — spread among four buildings — is one of the largest single houses in the Historic District.

The transaction included some furnishings that changed hands in a separate bill of sale that bumped the closing contract to \$21.575 million. They included a pair of matching chandeliers in the main drawing room and dining room from the set of the 1939 production of “Gone with the Wind,” according to Sullivan.

Other notable Lowcountry sales this year included the [\\$14.2 million closing](#) for 8 54th Ave. — a new high for the Isle of Palms — in April and the [\\$16.5 million](#) closing of 25 Surfsong Road on Kiawah Island a month later.

October also saw the second-highest residential transaction ever on Sullivan’s Island with the [\\$13 million sale](#) of 2407 Atlantic Ave. The record was set in April when [2529 Atlantic sold for \\$13.5 million](#).