


Properties Recently Sold

	Addr: 10 SEAGROVE VILLAS, unit A	MLS#: 2508681 S #1
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$655,000	Sold Price: \$649,231	\$/Sqft: \$772.89
Beds: 1	Baths(F/H): 1/0	AprxSqFt: 840
LstDate: 03/01/2005	SldDate: 04/12/2005	
Year Built: 1979	Parking: Off-st Prkng	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES	Features: Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp Wood Siding SCE&G, loP W/S Comm Level, Beachfront	

Agent Comments: _____

Remarks: EXTENSIVE REMODEL JUST COMPLETED ON THIS BEAUTIFUL, OCEANFRONT, END-UNIT VILLA AT SEAGROVE. EVERYTHING BRAND NEW INCLUDING KITCHEN, BATH, HARDWOOD FLOORS THROUGHOUT, STAINLESS APPLIANCES, 42" PLASMA TELEVISION, WINDOWS, PELLA SLIDER, THE WORKS! THIS VILLA IS STUNNING, AS ARE THE VIEWS.


	Addr: 4 MARINERS WALK, unit A	MLS#: 2432620 S #2
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$699,500	Sold Price: \$705,000	\$/Sqft: \$662.59
Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,064
LstDate: 11/17/2004	SldDate: 03/10/2005	
Year Built: 1982	Parking: 1 Car C/port	DOM: 65
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES	Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer, Dryer Wood Siding SCE&G Beachfront	

Agent Comments: _____

Remarks: PERFECT BEACH RETREAT. VIEW TO OCEAN FROM MASTER. GREAT RENTAL. PERFECT CONDITION. ON GREAT BEACH VACATIONS RENTAL PROGRAM. THIS WILL NOT LAST LONG!


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 201 ARCTIC AVE, unit 203	MLS#: 2417387 #3	
	City/Area: FOLLY BEACH/FOLLY BEACH AND OUTER JAMES IS.	Category: Residential	
	List Price: \$775,000	Sold Price: \$765,000	\$/Sqft: \$413.51
	Beds: 4	Baths(F/H): 4/0	AprxSqFt: 1,850
	LstDate: 06/18/2004	SldDate: 03/30/2005	
	Year Built: 1998	Parking: 2 Car C/port, Detached	DOM: 265
	ElemSch: JAMES ISLAND ELEMENTARY ISLAND	Mid: JAMES ISLAND	High: JAMES ISLAND
	Lot: 0		Acres: 0
	Subdivision: FOLLY BEACH		
	Features: Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Fire Sprnklr, Garbage Disp, Ceiling Fan, Other Block/Masonry, Stucco SCE&G Level, Beachfront		

Agent Comments:

Remarks: ONLY FRONT BEACH FOUR BEDROOM FOUR BATH CONDOMINIUM ON THE MARKET. UNIT COMES UNFURNISHED. LONG COVERED BALCONY WITH VIEWS OF THE OCEAN AND FOLLY PIER. THIS UNIT HAS TWO OCEANFRONT BEDROOMS ADJACENT TO THE SPACIOUS LIVING AREA AND THIS FLOOR PLAN ALLOWS GENEROUS CLOSET AND BATH ROOM SPACE. IN FACT THE FLOOR PLAN ALLOWS FOR ADDITIONAL PERSONAL APPOINTMENTS TO SUIT YOUR DISCRIMATING TASTE IN DECOR. THE GATED COMPLEX HAS TWO OCEAN FRONT SWIMMING POOLS AND TWO ELEVATORS. THIS PROPERTY IS A GREAT INCOME PRODUCER AND IS CONVENIENTLY LOCATED NEAR CENTER ST. ATTRACTIONS AND ONLY FIFTEEN MINUTE DRIVE TO CHARLESTON'S OLD WORLD CHARM. BUY THIS PROPERTY TODAY FOR HALF THE PRICE OF AN OCEAN FRONT HOME WITH THE SAME SQUARE FOOTAGE. CALL THE OFFICE FOR ADDITIONAL INFORMATION REGARDING VACATION RENTAL SPECIFICS.


	Addr: 104 CHARLESTON OCEANFRONT VILLAS, unit 104	MLS#: 2432684 #4	
	City/Area: FOLLY BEACH/FOLLY BEACH AND OUTER JAMES IS.	Category: Residential	
	List Price: \$775,000	Sold Price: \$765,000	\$/Sqft: \$421.26
	Beds: 4	Baths(F/H): 4/0	AprxSqFt: 1,816
	LstDate: 10/30/2004	SldDate: 01/07/2005	
	Year Built: 1998	Parking: Off-st Prkng	DOM:
	ElemSch: JAMES ISLAND ELEMENTARY ISLAND	Mid: JAMES ISLAND	High: JAMES ISLAND
	Lot: 0		Acres: 0
	Subdivision: CHARLESTON OCEANFRONT VILLAS		
	Features: Elect Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer, Fire Sprnklr, Ceiling Fan SCE&G Beachfront		

Agent Comments: _____

Remarks: FANTASTIC OCEAN FRONT VIEW FROM BOTH MASTER BEDROOMS AND LIVING AREA. CURRENT OWNERS UPDATED ENTIRE UNIT WHEN THEY PURCHASED IT IN AUGUST, 2001. MANY LITTLE EXTRA PERKS AND METICULOUSLY MAINTAINED. LOCATED ON FIRST FLOOR CLOSE TO ELEVATOR AND STAIRS.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 327 BEACH CLUB VILLA	MLS#: 2325711	#5	
	City/Area: SEABROOK ISLAND/KIAWAH AND SEABROOK ISLANDS	Category: Residential		
	List Price: \$779,000	Sold Price: \$760,000	\$/Sqft: \$421.05	
	Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,805	
	LstDate: 10/29/2003	SldDate: 02/04/2005		
	Year Built: 1976	Parking: Off-st Prkng	DOM: 326	
	ElemSch: ANGEL OAK	Mid: HAUT GAP	High: ST. JOHNS	
	Lot: 0		Acres: 0	
	Subdivision: SEABROOK ISLAND			
	Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp, Ceiling Fan Wood Siding Bk Elec Coop, Jon Is Water Co Level, Cul-de-sac, Beach Access, Beachfront, Ocean View			

Agent Comments: _____

Remarks: A RARE FIND! LOVELY BEACH CLUB VILLA WITH BEAUTIFUL OCEAN VIEWS. MANY UPGRADES, SOLD FURNISHED WITH A FEW EXCEPTIONS. HOME WARRANTY OFFERED.

	Addr: 11 MARINERS WALK, unit D	MLS#: 2428648 S	#6	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential		
	List Price: \$950,000	Sold Price: \$917,000	\$/Sqft: \$661.62	
	Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,386	
	LstDate: 10/12/2004	SldDate: 03/09/2005		
	Year Built: 1982	Parking: 1 Car C/port	DOM: 63	
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO	
	Lot: 0		Acres: 0	
	Subdivision: WILD DUNES			
	Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer Wood Siding SCE&G Level, Beach Access, Beachfront, Ocean View			

Agent Comments: _____

Remarks: WONDERFUL OCEAN FRONT CONDO IN PERHAPS THE BEST COMPLEX IN WILD DUNES. SELLERS WILL PAY CURRENT ASSESMENT. CAN NOT CLOSE BEFORE JANUARY 20, 2005.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1140 OCEAN BLVD, unit 306	MLS#: 2431846 S #7
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$985,000	Sold Price: \$950,000	\$/Sqft: \$583.18
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,629
LstDate: 11/10/2004	SldDate: 03/30/2005	
Year Built: 2000	Parking:	DOM: 103
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: ISLE OF PALMS	Features: Contemporary Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer, Dryer, Ceiling Fan SCE&G, IoP W/S Comm Beachfront	

Agent Comments: _____

Remarks: POSSIBLY THE NICEST 1140 OCEAN BLVD. CONDOMINIUM IN THE BUILDING. SOLD FULLY FURNISHED EXCEPT FOR A FEW SELECT PIECES. WIRED FOR STEREO SURROUND, CORIAN COUNTERTOPS, HARDWOOD FLOORS, UPGRADED DOOR HARDWARE, LIGHT FIXTURES AND CEILING FANS CREATE A VERY BEACHY URBAN CONTEMPORARY FEEL. MUST SEE!

	Addr: 1310 PELICAN WATCH VILLA	MLS#: 2424345 #8
	City/Area: SEABROOK ISLAND/KIAWAH AND SEABROOK ISLANDS	Category: Residential
List Price: \$987,500	Sold Price: \$920,000	\$/Sqft: \$460.00
Beds: 2	Baths(F/H): 3/0	AprxSqFt: 2,000
LstDate: 08/31/2004	SldDate: 03/18/2005	
Year Built: 1983	Parking: Off-st Prkng	DOM: 170
ElemSch: ANGEL OAK	Mid: HAUT GAP	High: ST. JOHNS
Lot: 0		Acres: 0
Subdivision: SEABROOK ISLAND	Features: Traditional Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer, Security Sys, Fire Sprnklr Wood Siding Bk Elec Coop High, Beach Access, Beachfront, Ocean View	

Agent Comments: _____

Remarks: TWO COMBINED 2ND FLOOR END UNITS WITH DIRECT OCEAN VIEW AND ACCESS. BEST LOCATION IN PELICAN WATCH VILLA COMPLEX. VERY SELDOM USED BY OWNER, SO IN EXCELLENT CONDITION AND BEAUTIFULLY MAINTAINED. THIS IS PROBABLY THE BEST OCEANFRONT VILLA AVAILABLE IN THE AREA. IT IS A ONE-OF-A-KIND PROPERTY.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 4415 WINDSWEPT VILLA	MLS#: 2423422 #9
	City/Area: KIAWAH ISLAND/KIAWAH AND SEABROOK ISLANDS	Category: Residential
	List Price: \$999,000 Sold Price: \$975,000 \$/Sqft: \$708.58	AprxSqFt: 1,376
	Beds: 3 Baths(F/H): 3/0	DOM: 173
	LstDate: 08/20/2004 SldDate: 03/11/2005	High: ST. JOHNS
	Year Built: 1982 Parking:	Acres: 0
	ElemSch: MT. ZION Mid: HAUT GAP	
	Lot:	
	Subdivision: KIAWAH ISLAND	
	Features: Contemporary Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer, Dryer Wood Siding Bk Elec Coop Beach Access, Beachfront	

Agent Comments:

Remarks: ***PRICE REDUCED FOR 30 DAYS ONLY***DON'T MISS THIS OPPORTUNITY TO PURCHASE AT THIS REDUCED PRICE***FABULOUS RENOVATED, FIRST FLOOR, END UNIT WITH DIRECT ACCESS TO BEACH.

	Addr: 320 SEASCAPE VILLA	MLS#: 2507748 S #10
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
	List Price: \$1,149,000 Sold Price: \$1,100,000 \$/Sqft: \$672.78	AprxSqFt: 1,635
	Beds: 3 Baths(F/H): 3/0	DOM:
	LstDate: 02/24/2005 SldDate: 04/20/2005	High: WANDO
	Year Built: 1985 Parking: Other	Acres: 0
	ElemSch: SULLIVANS ISLAND Mid: LAING	
	Lot: 0	
	Subdivision: WILD DUNES	
	Features: Other Elect Range, Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn Stucco SCE&G, loP W/S Comm Level, Beach Access, Beachfront, Ocean View	

Agent Comments:

Remarks: COMPLETELY AND BEAUTIFULLY REMODELED OCEANFRONT VILLA. THIRD FLOOR END UNIT WITH LOTS OF LIGHT AND GREAT VIEWS. RESTRUCTURE OF KITCHEN WITH ALL NEW CABINERY, APPLIANCES, AND TILE COUNTERTOPS. NEW TILE FLOORS THROUGHOUT LIVING, HALL, KITCHEN AND BATHS. NEW CARPETS IN BEDROOM, NEW BATHS, NEW LIGHTING, NEW FURNITURE AND FURNISHINGS. VERY TASTEFUL!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1123 DUNESIDE VILLA	MLS#: 2433742 #11
	City/Area: KIAWAH ISLAND/KIAWAH AND SEABROOK ISLANDS	Category: Residential
List Price: \$1,300,000	Sold Price: \$1,255,000	\$/Sqft: \$624.07
Beds: 4	Baths(F/H): 4/1	AprxSqFt: 2,011
LstDate: 11/24/2004	SldDate: 02/15/2005	DOM: 49
Year Built: 1978	Parking:	High: ST. JOHNS
ElemSch: MT. ZION	Mid: HAUT GAP	Acres: 0
Lot:	Subdivision: KIAWAH ISLAND	
Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer, Dryer Wood Siding Bk Elec Coop Level, Beach Access, Beachfront		

Agent Comments: _____

Remarks: WONDERFUL, RARE, 4BR BEACHFRONT TOWNHOUSE STYLE - 2ND LEVEL LIVING AREA - 3RD LEVEL 4TH BEDROOM - LOVELY WATER VIEWS

	Addr: 1653 ASHLEY AVE	MLS#: 2414460 #12
	City/Area: FOLLY BEACH/FOLLY BEACH AND OUTER JAMES IS.	Category: Residential
List Price: \$1,495,000	Sold Price: \$1,350,000	\$/Sqft: \$613.64
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,200
LstDate: 05/25/2004	SldDate: 04/22/2005	DOM: 280
Year Built: 2004	Parking:	High: JAMES ISLAND
ElemSch: JAMES ISLAND ELEMENTARY	Mid: FT JOHNSON	Acres: 0
Lot: 0	Subdivision: FOLLY BEACH	
Features: Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan, Other Jas Is PSD Beachfront		

Agent Comments: _____

Remarks: NEW CONSTRUCTION : AWESOME OCEAN FRONT BEACH HOUSE FULLY FURNISHED WITH SURROUND SOUND THRU OUT HOUSE, TOP OF THE LINE APPLIANCES. IT EVEN HAS ITS OWN ELEVATOR!! ALL 3 BEDROOMS ARE OCEAN FRONT. THIS IS A MUST SEE!! "ABSOLUTELY BEAUTIFUL" THIS HOUSE IS THE HOUSE IN FRONT OF (MLS#2419643 WHICH IS ALSO FOR SALE)


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1302 OCEAN CLUB, unit 1302	MLS#: 2504839 S#13
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,565,000	Sold Price: \$1,512,500	\$/Sqft: \$707.11
Beds: 3	Baths(F/H): 3/1	AprxSqFt: 2,139
LstDate: 02/10/2005	SldDate: 04/19/2005	
Year Built: 1986	Parking: Off-st Prkng, Other	DOM: 11
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: .01		Acres: 0.01
Subdivision: WILD DUNES		
Features: Other Elect Range, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Garbage Disp, Ceiling Fan Block/Masonry, Stucco SCE&G, loP W/S Comm Level, Beach Access, Beachfront, Ocean View		

Agent Comments: _____

Remarks: BREATH TAKING VIEWS FROM THIS 3RD FLOOR OCEAN FRONT CONDO IN THE FINEST CONDO DEVELOPMENT IN ALL OF WILD DUNES. NEVER BEEN ON RENTAL MARKET. HARDWOOD FLOORS. SOLD FURNISHED WITH SOME EXCLUSIONS. BUYER TO VERIFY SQ FOOTAGE.

	Addr: 4401 OCEAN CLUB	MLS#: 2505053 S #14
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,795,000	Sold Price: \$1,695,000	\$/Sqft: \$721.28
Beds: 3	Baths(F/H): 3/1	AprxSqFt: 2,350
LstDate: 02/11/2005	SldDate: 04/26/2005	
Year Built: 1985	Parking: 2 Car Garage	DOM: 8
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Other Elect Range, Elec Wal Ovn, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Washer, Dryer, Fire Sprnklr Stucco SCE&G, loP W/S Comm Beachfront		

Agent Comments: _____

Remarks: EXQUISITE OCEAN FRONT CONDO IN PRESTIGIOUS OCEAN CLUB WITH 360 DEGREE VIEWS OF THE 18TH FAIRWAY, OCEAN, INTERCOASTAL AND ALL THE WAY TO THE TIP OF SULLIVANS ISLAND. PRIVATE HOME, NOT ON RENTAL PROGRAM, PROFESSIONALLY DECORATED, IN MINT CONDITION. CEILING FANS THROUGHOUT, WOOD FIREPLACE. EXPANSIVE DECKS OFF THE MASTER BEDROOM, LIVING ROOM, DINING ROOM, AND THE SECOND BEDROOM/DEN. BEING SOLD FURNISHED WITH

EXCLUSIONS OF PERSONAL ITEMS. YOU CAN OWN THIS DREAM OF A LIFETIME. ENJOY LUXURY WITH A MAGNIFICENT OCEAN VIEW. NONE LIKE IT.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1001 ARCTIC AVE	MLS#: 2425672 #15
	City/Area: FOLLY BEACH/FOLLY BEACH AND OUTER JAMES IS.	S Category: Residential
List Price: \$1,800,000	Sold Price: \$1,675,000	\$/Sqft: \$930.56
Beds: 4	Baths(F/H): 3/0	AprxSqFt: 1,800
LstDate: 09/13/2004	SldDate: 04/22/2005	
Year Built: 1991	Parking: 1 Car	DOM: 179
ElemSch: JAMES	C/port, Off-st Prkng	High: JAMES
ISLAND ELEMENTARY ISLAND	Mid: JAMES	ISLAND
Lot: 70X150		Acres: 0.25
Subdivision: FOLLY BEACH		
Features: Gas Cooktop, Refrigerator, Dishwasher, Washer, Dryer, Security Sys Wood Siding Highway Dept Beach Access, Beachfront		

Agent Comments: _____

Remarks: OCEAN FRONT HOME IN EXCELLENT CONDITION READY TO MOVE IN - LARGE FLORIDA ROOM WITH WET BAR ON THE OCEAN SIDE, BUILT IN GAS GRILL ROLL DOWN HURRICANE SHUTTER INSTALLED IN 1998 - HOUSE IS BEING SOLD FURNISHED JUST MOVE IN - NICE DUNE LINE IN FRONT AND SEA WALL NOW COVERED BY SAND

	Addr: 2408 PALM BLVD	MLS#: 2405886 #16
	City/Area: ISLE OF PALMS/ISLE OF PALMS	S Category: Residential
List Price: \$1,995,000	Sold Price: \$1,875,000	\$/Sqft: \$694.44
Beds: 5	Baths(F/H): 3/1	AprxSqFt: 2,700
LstDate: 03/01/2004	SldDate: 01/04/2005	
Year Built: 1983	Parking: 2 Car	DOM: 138
ElemSch:	C/port, Attached	High: WANDO
SULLIVANS ISLAND	Mid: MOULTRIE	Acres: 0.222
Lot: 74.72X129.57X75.17X130.12		
Subdivision: ISLE OF PALMS		
Features: Contemporary Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Satellite Dsh, Ceiling Fan Wood Siding SCE&G, Comm Pub Wks Beachfront		

Agent Comments: _____

Remarks: FRONT ROW - BEST SECTION OF ISLE OF PALMS BEACH. LOT EXTENDS TO PRIMARY DUNES. COMFORTABLE, YEAR ROUND HOUSE, 2 SCREEN PORCHES, 2 SUN DECKS. PRETTY WATER OAKS. ALSO TMS #571-09-00-208.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1699 EAST ASHLEY AVE, unit B	MLS#: 2406057 S #17	
	City/Area: FOLLY BEACH/FOLLY BEACH AND OUTER JAMES IS.	Category: Residential	
	List Price: \$2,000,000	Sold Price: \$1,825,000	\$/Sqft: \$644.88
	Beds: 4	Baths(F/H): 3/1	AprxSqFt: 2,830
	LstDate: 03/04/2004	SldDate: 04/01/2005	
	Year Built: 2004	Parking: 3+ Car Gar	DOM: 364
	ElemSch: MEMMINGER	Mid: JAMES ISLAND	High: JAMES ISLAND
	Lot: 60X140		Acres: 0.19
	Subdivision: FOLLY BEACH		
	Features: Contemporary Masonite SCE&G Beachfront		

Agent Comments: _____

Remarks: VIEWS, VIEWS, VIEWS!! THIS OCEANFRONT RESIDENCE HAS ALL THE AMENITIES ONE EXPECTS IN A LUXURIOUS RESIDENCE, BUT THE VIEWS DEFY DESCRIPTION. NOT ONLY ARE THERE OCEAN AND MARSH VIEWS FROM VIRTUALLY EVERY ROOM BUT THE VIEWS FROM THE **ROOFTOP TERRACE** ARE ONE OF A KIND. BREATHTAKING VIEWS OF THE LIGHTHOUSE, THE FOLLY RIVER, THE NEW COOPER RIVER BRIDGE, SULLIVANS ISLAND, MORRIS ISLAND... IMAGINE GETTING TOGETHER WITH YOUR FRIENDS ON YOUR **ROOFTOP TERRACE** ENJOYING THE SUN SETTING IN THE FOLLY RIVER.

	Addr: 14 GRAND PAVILION	MLS#: 2413283 S #18	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$2,100,000	Sold Price: \$2,100,000	\$/Sqft: \$715.99
	Beds: 4	Baths(F/H): 4/1	AprxSqFt: 2,933
	LstDate: 05/14/2004	SldDate: 01/05/2005	
	Year Built: 1989	Parking: 2 Car Garage	DOM: 178
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 28X69X28		Acres: 0.1
	Subdivision: WILD DUNES		
	Features: Traditional Elect Range, Elec Wal Ovn, Refrigerator, Dishwasher, Washer, Dryer Wood Siding SCE&G Level, Cul-de-sac, Beachfront, Ocean View		

Agent Comments: _____

Remarks: A CONSENSUS PICK AS ONE OF THE LEADING OCEANFRONT HOMES PRESENTLY FOR SALE IN THE GRAND PAVILION OF WILD DUNES~, THIS WONDERFUL HOME IMMEDIATELY PROVOKES BOTH WONDERMENT AND WARMTH. THE VIVID COLORS OF PROVENCE AND THE SOUNDS OF THE SEA, BOTH INSIDE AND OUT, DELIGHT THE SENSES. A LARGE, MANICURED LAWN ON THE OCEAN SIDE SUMMON PERSONAL MEMORIES OF GAMES GONE BY, WHILE SIMULTANEOUSLY ENCOURAGING

VISIONS OF THOSE YET TO BE PLAYED BY YOURSELF, YOUR CHILDREN AND YOUR CHILDRENS CHILDREN. THE HAMMOCK HOOKED TO TWO LARGE PALMETTOS IN THE NEAR DISTANCE IS YET ANOTHER REMINDER OF THE GOOD LIFE. INSIDE, NEW APPLIANCES AND MECHANICALS AND FRESH PAINT OFFER EVIDENCE THE PRESENT OWNER CARED FOR THIS HOME. ITS DECORATION BY PROFESSIONALS INCLUDE A TASTEFUL ARRAY OF ANTIQUES, NEW COMFORTABLE FURNISHINGS, AND COLORFUL ARTWORK THAT GIVE THE HOME A SOPHISTICATED, YET CASUAL FEELING, ONCE AGAIN AFFIRMING THE OWNERS EYE FOR DETAIL. AN EXCELLENT PERSONAL RETREAT AND/OR GOOD RENTAL, WITH HIGH SPEED WIRELESS INTERNET CONNECTION, IT WILL BE A SOURCE OF PRIDE FOR THE DISCRIMINATING BUYER WHO IS NOT SATISFIED WITH LESS THAN THE BEST. THE INCLUSION OF THE POOL, TENNIS, DINING AND GOLF AMENITIES ARE ALMOST SUPERFLUOUS. ALL FURNISHINGS CONVEY WITH THE EXCEPTION OF A FEW PERSONAL ITEMS.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 3755 BEACH COURT	MLS#: 2406202 #19
	City/Area: SEABROOK ISLAND/KIAWAH AND SEABROOK ISLANDS	S
List Price: \$2,200,000	Sold Price: \$2,200,000	\$/Sqft: \$647.06
Beds: 3	Baths(F/H): 3/1	AprxSqFt: 3,400
LstDate: 03/04/2004	SldDate: 04/20/2005	
Year Built: 1999	Parking: 2 Car C/port	DOM: 363
ElemSch: ANGEL OAK	Mid: HAUT GAP	High: ST. JOHNS
Lot: 0		Acres: 0
Subdivision: SEABROOK ISLAND		
Features: Contemporary Elect Range, Elec Wal Ovn, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Intercom, Washer, Dryer, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Other Bk Elec Coop Level, Cul-de-sac, Beachfront		

Agent Comments: _____

Remarks: IF YOU WANT UNSURPASSED VIEWS OF THE OCEAN, THIS IS THE HOME TO SEE! LOCATED ON A PRIVATE CUL-DE-SAC, THIS 3 BEDROOM 3 1/2 BATH BEACH HOUSE IS SOMETHING YOU DREAM ABOUT BUT RARELY SEE. SOLD FURNISHED WITH A FEW EXCEPTIONS. HOUSE TO BE COMPLETELY POWER-WASHED WHEN WEATHER PERMITS AND FRONT DOOR TO BE PAINTED.

	Addr: 508 OCEAN BLVD	MLS#: 2502647 #20
	City/Area: ISLE OF PALMS/ISLE OF PALMS	S
List Price: \$2,995,000	Sold Price: \$2,995,000	\$/Sqft: \$943.01
Beds: 5	Baths(F/H): 4/1	AprxSqFt: 3,176
LstDate: 01/24/2005	SldDate: 05/04/2005	
Year Built: 1991	Parking: 2 Car Garage, Attached, Off-st Prkng	DOM: 44
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 74 X 440 X 74 X 446		Acres: 0.65
Subdivision: ISLE OF PALMS		
Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Central Vac, Garbage Disp, Ceiling Fan Wood Siding SCE&G, IoP W/S Comm Beachfront, 1/2 -1 Acre, Ocean View		

Agent Comments: _____

Remarks: FABULOUS OCEANFRONT HOME BUILT BY PAT ILBERTON. THIS HOME FEATURES LOTS OF PORCHES UPSTAIRS AND DOWN AND FABULOUS OCEANVIEWS THROUGHOUT. AN OPEN FLOOR PLAN WITH RED OAK FLOORING THROUGHOUT MOST OF THE FIRST FLOOR. INSIDE THIS HOME YOU WILL FIND TILE FLOORING, CORIAN COUNTERS, AND OAK CABINETS. TONGUE AND GROOVE WOODWORK ON MOST OF THE WALLS. HIGH SMOOTH CEILINGS. THE EXTERIOR FEATURES ANDERSEN DOORS AND WINDOWS WITH ALUMINUM ROLL DOWN ELECTRIC HURRICANE SHUTTERS, LAWN IRRIGATION WITH DRIP SYSTEM FOR POTS, PLANTERS AND WINDOW BOXES, AND YOUR VERY OWN PRIVATE BOARDWALK TO THE BEACH. THIS HOME IS HARDWIRED FOR EMERGENCY POWER EQUIPPED WITH A 5,000 WATT HONDA GENERATOR.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 904 OCEAN BLVD	MLS#: 2422298 S #21	
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential	
	List Price: \$3,150,000	Sold Price: \$3,030,000	\$/Sqft: \$594.12
	Beds: 10	Baths(F/H): 10/1	AprxSqFt: 5,100
	LstDate: 08/09/2004	SldDate: 02/22/2005	
	Year Built: 1992	Parking: 3+ Car Gar	DOM: 167
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 74 X 390		Acres: 1.33
	Subdivision: ISLE OF PALMS		
	Features: Contemporary Washer, Dryer, Garbage Disp Wood Siding Beach Access, Beachfront, 1/2 -1 Acre, Ocean View		

Agent Comments: _____

Remarks: EXCELLENT RENTAL/INVESTMENT! APPROX. \$175,000 IN INCOME IN 2003! TEN BEDROOMS AND 11 AND A HALF BATHROOMS (2 HANDICAPPED ACCESSIBLE) MAKE THIS PROPERTY PERFECT FOR FAMILY AND CORPORATE GATHERINGS. VERY OPEN FLOOR PLAN WITH A LOT OF DECK SPACE AND AMAZING VIEWS. PRIVATE WALKWAY TO THE BEACH! ROOM FOR A POOL WHICH WOULD SIGNIFICANTLY INCREASE THE ANNUAL INCOME. CALL FOR SURVEY AND POOL ESTIMATE. HOUSE SOLD FURNISHED!

	Addr: 3756 BEACH COURT	MLS#: 2433498 #22	
	City/Area: SEABROOK ISLAND/KIAWAH AND SEABROOK ISLANDS	Category: Residential	
	List Price: \$3,200,000	Sold Price: \$2,850,000	\$/Sqft: \$753.17
	Beds: 3	Baths(F/H): 3/1	AprxSqFt: 3,784
	LstDate: 11/24/2004	SldDate: 04/28/2005	
	Year Built: 1999	Parking: 2 Car Garage	DOM: 124
	ElemSch: ANGEL OAK	Mid: HAUT GAP	High: ST. JOHNS
	Lot: 59X23X113X193X103X254		Acres: 0
	Subdivision: SEABROOK ISLAND		
	Features: Traditional, Cape Cod Elec Wal Ovn, Refrigerator, Dishwasher, Washer, Dryer, Security Sys, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan, Trash Cmpctr Cement Plank Bk Elec Coop Cul-de-sac, Beachfront		

Agent Comments: _____

Remarks: SPECTACULAR CUSTOM BUILT OCEAN FRONT FAMILY HOME WITH UNBEATABLE OCEAN VIEWS. BEAUTIFUL PINE FLOORS, WALLS & CEILINGS THROUGHOUT. KITCHEN HAS GRANITE COUNTERS, CUSTOM BUILT WHITE CABINETS, 2 SINKS, DOUBLE WALL OVENS, A DACOR GAS

COOKTOP AND WINE COOLER FOR THOSE WHO LOVE TO COOK. STUDY COULD BE USED AS 4TH BEDROOM. MASTER BEDROOM OVERLOOKS OCEAN AND HAS BIG MASTER BATHROOM. HUGE FAMILY ROOM DOWNSTAIRS WITH FIREPLACE. UPSTAIRS DEN HAS BUILT IN BUNK BEDS FOR THE KIDS. AMPLE STORAGE THROUGHOUT. SOLD UNFURNISHED. \$1,500 CAPITAL CONTRIBUTION TO POA IS BUYER'S RESPONSIBILITY.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 3902 PALM BLVD	MLS#: 2422109 S #23	
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential	
	List Price: \$3,595,000	Sold Price: \$3,250,000	\$/Sqft: \$737.97
	Beds: 6	Baths(F/H): 6/2	AprxSqFt: 4,404
	LstDate: 08/06/2004	SldDate: 03/31/2005	
	Year Built: 1995	Parking: 3+ Car Gar	DOM: 173
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 85 X 475		Acres: 0.83
	Subdivision: ISLE OF PALMS	Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer, Dryer, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Other SCE&G, IoP W/S Comm Level, Beach Access, Beachfront, Ocean View	

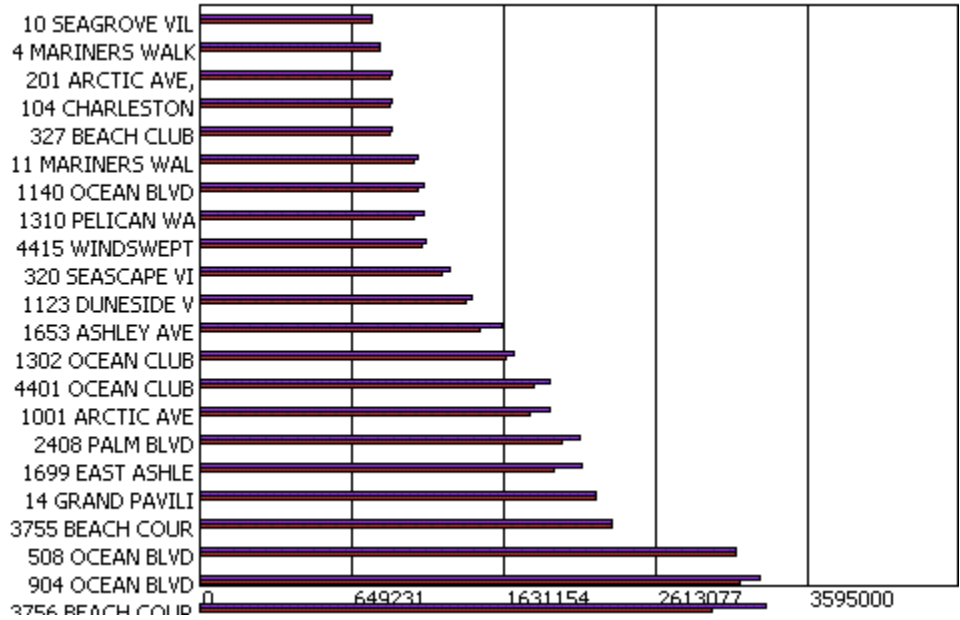
Agent Comments: _____

Remarks: AN ABSOLUTELY BEAUTIFUL LUXURY HOME ON THE BEACH. A DALY & SAWYER CONSTRUCTION OF THE HIGHEST QUALITY WITH ELEVATOR. MASTER BEDROOM SUITE HAS LARGE SITTING AREA WITH A STUDY, DUAL HIS AND HERS BATHROOMS, WITH ACCESS TO REAR POOL AREA. LOVELY BEACH VIEWS FROM LARGE WINDOWS, PRIVATE DECK UPSTAIRS. LANDSCAPED GARDEN JUST STEPS FROM THE BEACH. SOARING TWO STORY PANELLED FOYER, ALL TOP OF THE LINE APPLIANCES, WOOD FLOORS. MUST BE SEEN TO REALLY APPRECIATE ALL THIS HOUSE HAS TO OFFER.

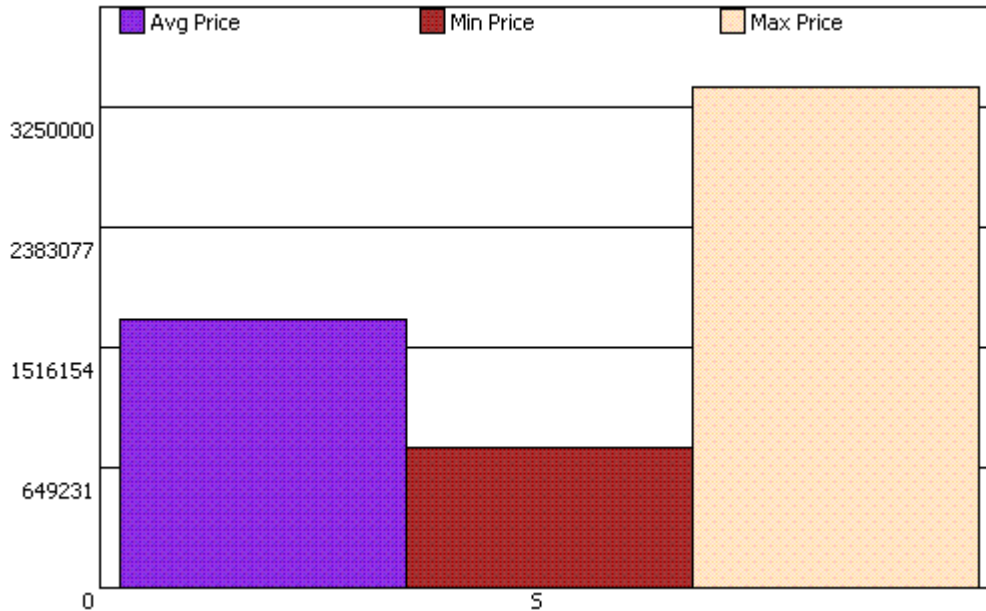
Information deemed to be reliable although not guaranteed

Sold properties

Total # of Listings 23
Lowest Price Listing \$649,231
Highest Price Listing \$3,250,000
Average Price \$1,570,380
Avg. Price/SqFt \$657
Avg. Days on Market 141



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$649,231	\$3,250,000	\$1,570,380	\$657
Total Averages	\$649,231	\$3,250,000	\$1,570,380	\$657

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
10 SEAGROVE VILLAS, unit A	\$655,000	\$649,231		0.9%	\$772.89
4 MARINERS WALK, unit A	\$699,500	\$705,000	65	-0.8%	\$662.59
201 ARCTIC AVE, unit 203	\$775,000	\$765,000	265	1.3%	\$413.51
104 CHARLESTON OCEANFRONT VILLAS, unit 104	\$775,000	\$765,000		1.3%	\$421.26
327 BEACH CLUB VILLA	\$779,000	\$760,000	326	2.4%	\$421.05
11 MARINERS WALK, unit D	\$950,000	\$917,000	63	3.5%	\$661.62
1140 OCEAN BLVD, unit 306	\$985,000	\$950,000	103	3.6%	\$583.18
1310 PELICAN WATCH VILLA	\$987,500	\$920,000	170	6.8%	\$460.00
4415 WINDSWEPT VILLA	\$999,000	\$975,000	173	2.4%	\$708.58
320 SEASCAPE VILLA	\$1,149,000	\$1,100,000		4.3%	\$672.78
1123 DUNESIDE VILLA	\$1,300,000	\$1,255,000	49	3.5%	\$624.07
1653 ASHLEY AVE	\$1,495,000	\$1,350,000	280	9.7%	\$613.64
1302 OCEAN CLUB, unit 1302	\$1,565,000	\$1,512,500	11	3.4%	\$707.11
4401 OCEAN CLUB	\$1,795,000	\$1,695,000	8	5.6%	\$721.28
1001 ARCTIC AVE	\$1,800,000	\$1,675,000	179	6.9%	\$930.56
2408 PALM BLVD	\$1,995,000	\$1,875,000	138	6.0%	\$694.44
1699 EAST ASHLEY AVE, unit B	\$2,000,000	\$1,825,000	364	8.8%	\$644.88
14 GRAND PAVILION	\$2,100,000	\$2,100,000	178	0.0%	\$715.99
3755 BEACH COURT	\$2,200,000	\$2,200,000	363	0.0%	\$647.06

508 OCEAN BLVD	\$2,995,000	\$2,995,000	44	0.0%	\$943.01
904 OCEAN BLVD	\$3,150,000	\$3,030,000	167	3.8%	\$594.12
3756 BEACH COURT	\$3,200,000	\$2,850,000	124	10.9%	\$753.17
3902 PALM BLVD	\$3,595,000	\$3,250,000	173	9.6%	\$737.97
Total Averages	\$1,649,739	\$1,570,380	141	4.8%	\$657

Property Summary

Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S 10 SEAGROVE VILLAS, unit A	1	1/0	840	1979	\$655,000	\$649,231	04/12/2005	
2	S 4 MARINERS WALK, unit A	2	2/0	1,064	1982	\$699,500	\$705,000	03/10/2005	65
3	S 201 ARCTIC AVE, unit 203	4	4/0	1,850	1998	\$775,000	\$765,000	03/30/2005	265
4	S 104 CHARLESTON OCEANFRONT VILLAS, unit 104	4	4/0	1,816	1998	\$775,000	\$765,000	01/07/2005	
5	S 327 BEACH CLUB VILLA	3	3/0	1,805	1976	\$779,000	\$760,000	02/04/2005	326
6	S 11 MARINERS WALK, unit D	3	3/0	1,386	1982	\$950,000	\$917,000	03/09/2005	63
7	S 1140 OCEAN BLVD, unit 306	3	3/0	1,629	2000	\$985,000	\$950,000	03/30/2005	103
8	S 1310 PELICAN WATCH VILLA	2	3/0	2,000	1983	\$987,500	\$920,000	03/18/2005	170
9	S 4415 WINDSWEEP VILLA	3	3/0	1,376	1982	\$999,000	\$975,000	03/11/2005	173
10	S 320 SEASCAPE VILLA	3	3/0	1,635	1985	\$1,149,000	\$1,100,000	04/20/2005	
11	S 1123 DUNESIDE VILLA	4	4/1	2,011	1978	\$1,300,000	\$1,255,000	02/15/2005	49
12	S 1653 ASHLEY AVE	3	2/1	2,200	2004	\$1,495,000	\$1,350,000	04/22/2005	280
13	S 1302 OCEAN CLUB, unit 1302	3	3/1	2,139	1986	\$1,565,000	\$1,512,500	04/19/2005	11
14	S 4401 OCEAN CLUB	3	3/1	2,350	1985	\$1,795,000	\$1,695,000	04/26/2005	8
15	S 1001 ARCTIC AVE	4	3/0	1,800	1991	\$1,800,000	\$1,675,000	04/22/2005	179
16	S 2408 PALM BLVD	5	3/1	2,700	1983	\$1,995,000	\$1,875,000	01/04/2005	138
17	S 1699 EAST ASHLEY AVE, unit B	4	3/1	2,830	2004	\$2,000,000	\$1,825,000	04/01/2005	364
18	S 14 GRAND PAVILION	4	4/1	2,933	1989	\$2,100,000	\$2,100,000	01/05/2005	178
19	S 3755 BEACH COURT	3	3/1	3,400	1999	\$2,200,000	\$2,200,000	04/20/2005	363
20	S 508 OCEAN BLVD	5	4/1	3,176	1991	\$2,995,000	\$2,995,000	05/04/2005	44
21	S 904 OCEAN BLVD	10	10/1	5,100	1992	\$3,150,000	\$3,030,000	02/22/2005	167
22	S 3756 BEACH COURT	3	3/1	3,784	1999	\$3,200,000	\$2,850,000	04/28/2005	124
23	S 3902 PALM BLVD	6	6/2	4,404	1995	\$3,595,000	\$3,250,000	03/31/2005	173

