



## Properties Recently Sold

	Addr: <b>104 DALTON ST</b>	MLS#: <b>2306346 #1</b>
	City/Area: <b>CHARLESTON/DANIEL ISLAND</b>	Category: <b>Residential</b>
List Price: <b>\$1,850,000</b>	Sold Price: <b>\$1,850,000</b>	\$/Sqft: <b>\$330.89</b>
Beds: <b>5</b>	Baths(F/H): <b>5/1</b>	AprxSqFt: <b>5,591</b>
LstDate: <b>04/02/2003</b>	SldDate: <b>07/28/2004</b>	
Year Built: <b>2003</b>	Parking: <b>2 Car</b>	DOM: <b>242</b>
	Garage, Attached, Off-st Prkng, Other	
ElemSch: <b>HANAHAH ELEMENTARY</b>	Mid: <b>HANAHAH</b>	High: <b>HANAHAH</b>
Lot: <b>11500</b>		Acres: <b>0.26</b>
Subdivision: <b>DANIEL ISLAND</b>		
Features: <b>Traditional, Other Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Intercom, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding, Block/Masonry, Stucco, Other SCE&amp;G, Comm Pub Wks Level, On Golf Crse</b>		

Agent Comments: \_\_\_\_\_

**Remarks:** THIS 5 BEDROOM, 5.5 BATH HOME FEATURES A SPACIOUS FLOOR PLAN WITH ELEVATOR ACCESS FROM GARAGE TO FIRST FLOOR, FROG, AND SECOND FLOOR. FORMAL AND INFORMAL LIVING SPACES WITH GOLF COURSE VIEWS, LARGE ENTERTAINMENT ROOM WITH DRAMATIC VAULTED CEILING. LIBRARY, SUN ROOM / EATING AREA WITH ACCESS TO SIDE YARD GARDEN AND POOL. FIREPLACES IN LIVING ROOM, LIBRARY, AND MASTER BEDROOM.

	Addr: <b>79 DALTON ST</b>	MLS#: <b>2311796 #2</b>
	City/Area: <b>CHARLESTON/DANIEL ISLAND</b>	Category: <b>Residential</b>
List Price: <b>\$1,950,000</b>	Sold Price: <b>\$2,064,445</b>	\$/Sqft: <b>\$354.23</b>
Beds: <b>5</b>	Baths(F/H): <b>5/1</b>	AprxSqFt: <b>5,828</b>
LstDate: <b>06/04/2003</b>	SldDate: <b>10/14/2004</b>	
Year Built: <b>2003</b>	Parking: <b>2 Car</b>	DOM: <b>387</b>
	Garage, Detached, Off-st Prkng	
ElemSch: <b>HANAHAH ELEMENTARY</b>	Mid: <b>HANAHAH</b>	High: <b>HANAHAH</b>
Lot: <b>24252</b>		Acres: <b>0.55</b>
Subdivision: <b>DANIEL ISLAND</b>		
Features: <b>Colonial, Traditional, Other Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Intercom, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding, Block/Masonry, Stucco, Other SCE&amp;G, Comm Pub Wks Level, Wooded, On Golf Crse, Corner</b>		

Agent Comments: \_\_\_\_\_

**Remarks:** SITUATED ON A BEAUTIFUL WOODED LOT IN DANIEL ISLANDS GOLF-ORIENTED NEIGHBORHOOD, THIS GRACIOUS ISLAND HOME WAS DESIGNED WITH LOWCOUNTRY LIVING IN MIND. A THOUGHTFUL FIRST FLOOR LAYOUT INCORPORATES FORMAL AND INFORMAL LIVING SPACES, PERFECT FOR ENTERTAINING. ENJOY THE OUTDOORS FROM AN EXPANSIVE FRONT PORCH FEATURING CURVED CAST STONE STAIRS, OR ESCAPE TO THE SUNROOM FOR PANORAMIC VIEWS OF THE GOLF COURSE. OFFSET FOR PRIVACY, THE LUXURIOUS SECOND FLOOR MASTER SUITE ALSO BOASTS AN ATTACHED SCREENED PORCH WITH SCENIC WOODED VIEWS. OTHER DISTINCTIVE HIGHLIGHTS INCLUDE A GOURMET KITCHEN WITH AN UNDERCOUNTER WINE COOLER AND WALK-IN PANTRY, CUSTOM CABINETRY, HEART-PINE FLOORS AND IMPRESSIVE TRIM DETAILS THROUGHOUT THE HOUSE. THE HOMES TWO AND ONE-HALF FLOORS ARE ALL ACCESSIBLE BY ELEVATOR FOR ADDED CONVENIENCE. ACCESSED BY A SCREENED PORCH BREEZEWAY, AN ELEGANT FINISHED BONUS ROOM ABOVE THE GARAGE PROVIDES AN ADDED RETREAT.

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>15 WATROO POINT</b>	MLS#: <b>2322319</b> #3	
	City/Area: <b>CHARLESTON/DANIEL ISLAND</b>	S	
		Category: <b>Residential</b>	
	List Price: <b>\$2,020,000</b>	Sold Price: <b>\$1,345,000</b>	\$/Sqft: <b>\$303.89</b>
	Beds: <b>4</b>	Baths(F/H): <b>4/1</b>	AprxSqFt: <b>4,426</b>
	LstDate: <b>09/24/2003</b>	SldDate: <b>02/14/2005</b>	
	Year Built: <b>2004</b>	Parking: <b>2 Car Garage, Attached</b>	DOM: <b>126</b>
	ElemSch: <b>HANAHAN ELEMENTARY</b>	Mid: <b>HANAHAN</b>	High: <b>HANAHAN</b>
	Lot: <b>14592SF</b>		Acres: <b>0.33</b>
	Subdivision: <b>DANIEL ISLAND</b>		
<b>Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Brick Veneer, Cement Plank SCE&amp;G, Comm Pub Wks Level, Wooded, On Golf Crse, Other</b>			

### Agent Comments:

**Remarks:** CUSTOMIZED HOME WITH EXQUISITE DETAILS (SLATE KITCHEN FLOORS AND BACKSPLASH, LARGE SCREENED PORCH). LOCATED ON THE 16TH FAIRWAY OF THE TOM FAZIO GOLF COURSE WITH GORGEOUS GOLF AND MARSH VIEWS. MASTER SUITE IS DOWNSTAIRS WITH SITTING ROOM. STUDY ON FIRST FLOOR WITH BUILT-INS. FANTASTIC GUEST SUITE (5TH BEDROOM (BEDROOM AREA HAS 2ND LAUNDRY, EXERCISE ROOM AND ALCOVE), HUGE FROG HAS BATHROOM, BUILT-IN MEDIA CENTER AND BUILT-IN COMPUTER CENTER. THIS PROPERTY INCLUDES DANIEL ISLAND CLUB SOCIAL MEMBERSHIP PRIVILEGES WITH ACCESS TO THE CLUB'S SWIM, TENNIS, FITNESS AND DINING FACILITIES, PLUS THE OPPORTUNITY TO UPGRADE TO GOLF MEMBERSHIP.

Information deemed to be reliable although not guaranteed

**Sold properties**

**Total # of Listings**      **3**

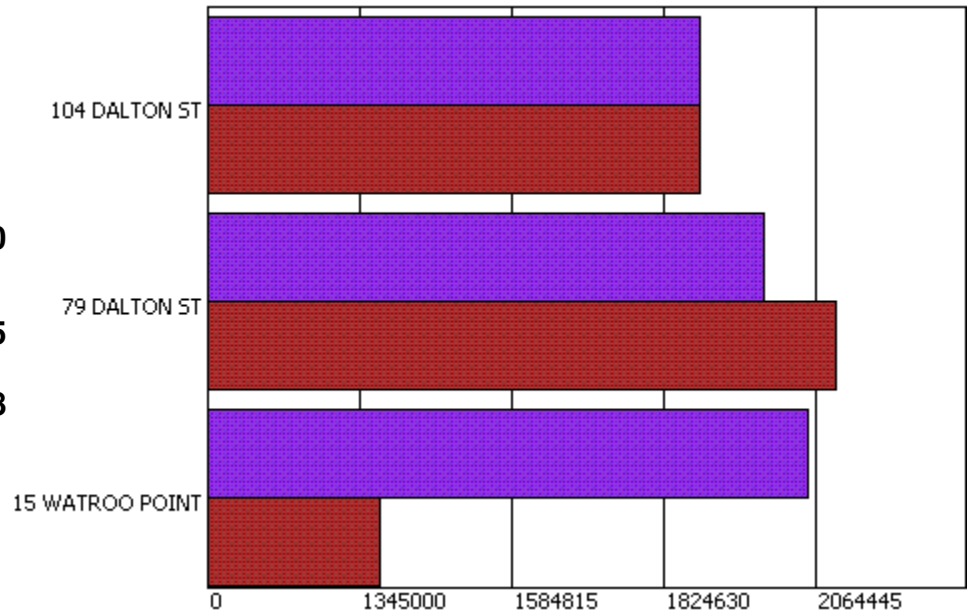
**Lowest Price Listing**      **\$1,345,000**

**Highest Price Listing**      **\$2,064,445**

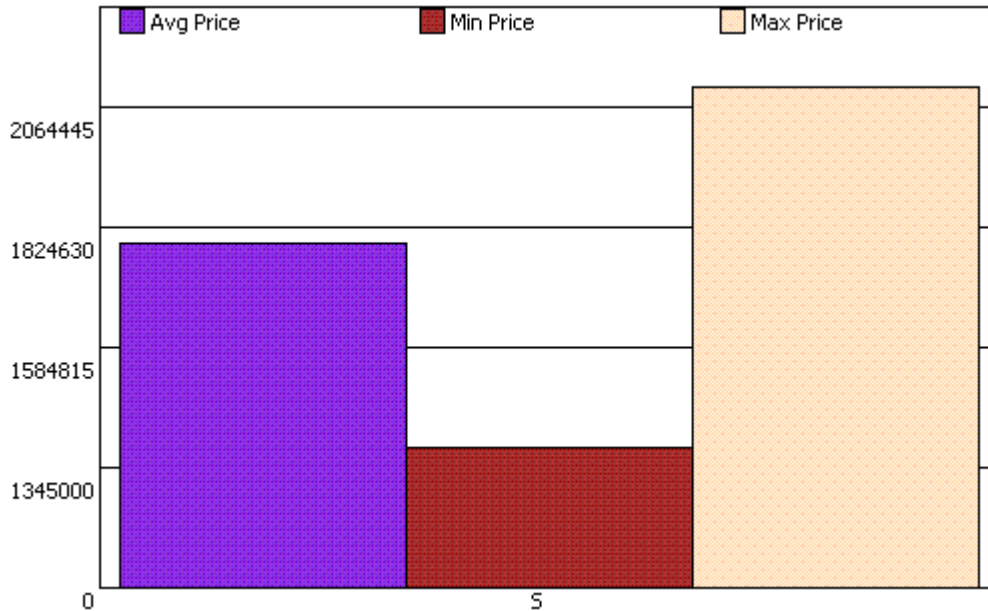
**Average Price**      **\$1,753,148**

**Avg. Price/SqFt**      **\$330**

**Avg. Days on Market**      **252**



## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$1,345,000	\$2,064,445	\$1,753,148	\$330
<b>Total Averages</b>	<b>\$1,345,000</b>	<b>\$2,064,445</b>	<b>\$1,753,148</b>	<b>\$330</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
104 DALTON ST	\$1,850,000	\$1,850,000	242	0.0%	\$330.89
79 DALTON ST	\$1,950,000	\$2,064,445	387	-5.9%	\$354.23
15 WATROO POINT	\$2,020,000	\$1,345,000	126	33.4%	\$303.89
<b>Total Averages</b>	<b>\$1,940,000</b>	<b>\$1,753,148</b>	<b>252</b>	<b>9.6%</b>	<b>\$330</b>

## Property Summary

. Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1 S	104 DALTON ST	5	5/1	5,591	2003	\$1,850,000	\$1,850,000	07/28/2004	242
2 S	79 DALTON ST	5	5/1	5,828	2003	\$1,950,000	\$2,064,445	10/14/2004	387
3 S	15 WATROO POINT	4	4/1	4,426	2004	\$2,020,000	\$1,345,000	02/14/2005	126

