



Properties Recently Sold

	Addr: 104 DALTON ST	MLS#: 2306346 #1
	City/Area: CHARLESTON/DANIEL ISLAND	Category: Residential
List Price: \$1,850,000	Sold Price: \$1,850,000	\$/Sqft: \$330.89
Beds: 5	Baths(F/H): 5/1	AprxSqFt: 5,591
LstDate: 04/02/2003	SldDate: 07/28/2004	
Year Built: 2003	Parking: 2 Car	DOM: 242
	Garage, Attached, Off-st Prkng, Other	
ElemSch: HANAHAH ELEMENTARY	Mid: HANAHAH	High: HANAHAH
Lot: 11500		Acres: 0.26
Subdivision: DANIEL ISLAND		
Features: 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&G, Comm Pub Wks Level, On Golf Crse		

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: 79 DALTON ST	MLS#: 2311796 #2
	City/Area: CHARLESTON/DANIEL ISLAND	Category: Residential
List Price: \$1,950,000	Sold Price: \$2,064,445	\$/Sqft: \$354.23
Beds: 5	Baths(F/H): 5/1	AprxSqFt: 5,828
LstDate: 06/04/2003	SldDate: 10/14/2004	
Year Built: 2003	Parking: 2 Car	DOM: 387
	Garage, Detached, Off-st Prkng	
ElemSch: HANAHAH ELEMENTARY	Mid: HANAHAH	High: HANAHAH
Lot: 24252		Acres: 0.55
Subdivision: DANIEL ISLAND		
Features: 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&G, Comm Pub Wks Level, Wooded, On Golf Crse, Corner		

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: 15 WATROO POINT	MLS#: 2322319 #3	
	City/Area: CHARLESTON/DANIEL ISLAND	S	
		Category: Residential	
	List Price: \$2,020,000	Sold Price: \$1,345,000	\$/Sqft: \$303.89
	Beds: 4	Baths(F/H): 4/1	AprxSqFt: 4,426
	LstDate: 09/24/2003	SldDate: 02/14/2005	
	Year Built: 2004	Parking: 2 Car Garage, Attached	DOM: 126
	ElemSch: HANAHAN ELEMENTARY	Mid: HANAHAN	High: HANAHAN
	Lot: 14592SF		Acres: 0.33
	Subdivision: DANIEL ISLAND		
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&G, Comm Pub Wks Level, Wooded, On Golf Crse, Other			

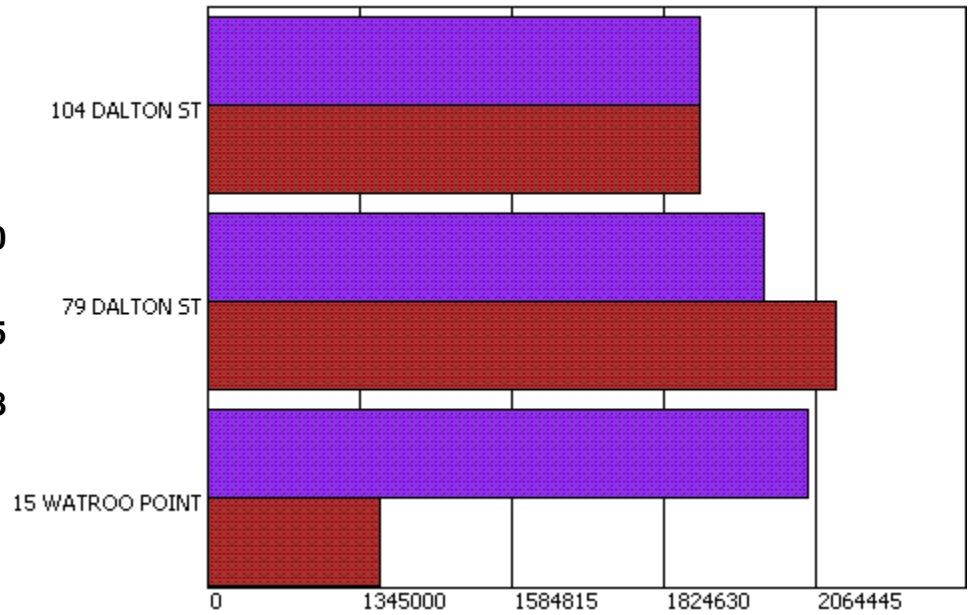
Agent Comments:

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.

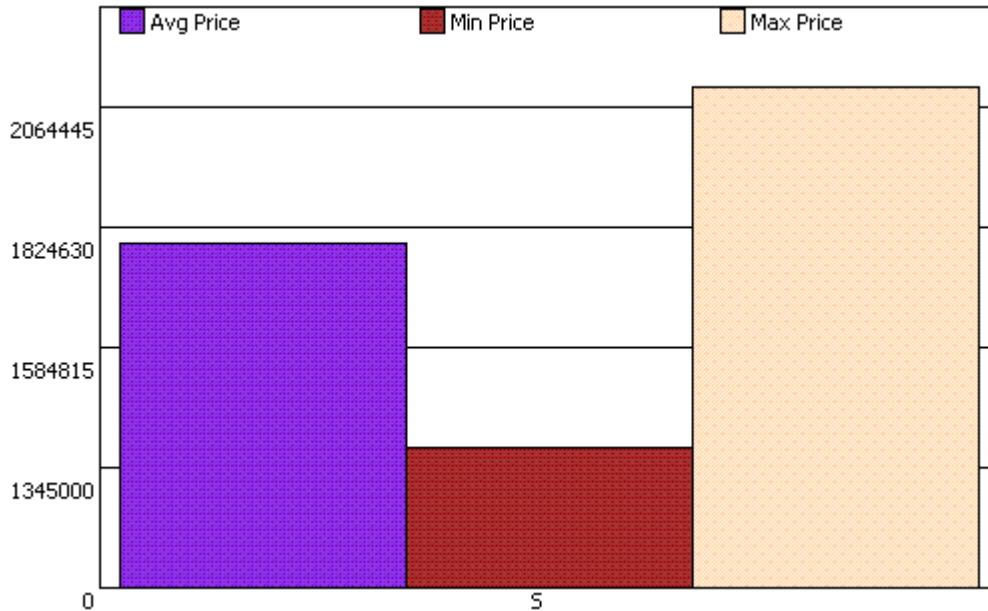
Information deemed to be reliable although not guaranteed

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
Total Averages	\$1,345,000	\$2,064,445	\$1,753,148	\$330

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
Total Averages	\$1,940,000	\$1,753,148	252	9.6%	\$330

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

