

## Properties Recently Sold

	<b>Addr: 3084 PIGNATELLI CRESCENT</b>	<b>MLS#: 2430751</b>	<b>#1</b>
	<b>City/Area: MOUNT PLEASANT/MT. PLEASANT BEYOND 41</b>	<b>S</b>	<b>Category: Residential</b>
<b>List Price: \$995,000</b>	<b>Sold Price: \$990,000</b>	<b>\$/Sqft: \$294.03</b>	
<b>Beds: 4</b>	<b>Baths(F/H): 3/1</b>	<b>AprxSqFt: 3,367</b>	
<b>LstDate: 11/01/2004</b>	<b>SldDate: 03/31/2005</b>		
<b>Year Built: 1998</b>	<b>Parking: 3 Car Garage, Attached, Off-st Prkng</b>	<b>DOM: 42</b>	
<b>ElemSch: CHARLES PINCKNEY</b>	<b>Mid: CARIO</b>	<b>High: WANDO</b>	
<b>Lot: 165X340X120X302</b>		<b>Acres: 1.043</b>	
<b>Subdivision: DUNES WEST</b>	<b>Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Hot Tub/spa, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan Brick Veneer SCE&amp;G, MtP W&amp;S Com Level, Wooded, W/frnt-deep, Tidal Creek, 1-2 Acres</b>		

### Agent Comments:

**Remarks:** SPECTACULAR WATERFRONT PROPERTY WITH AN EXQUISITELY BUILT QUALITY DOCK ALREADY IN PLACE. DEEP WATER AT DOCK~, CREEK IS TIDAL. FROM THE MOMENT YOU WALK THROUGH THE ELEGANT FRONT DOOR WITH IT'S COPPER TRIMMED RESTORATION GLASS SIDELITES AND TRANSOM, THE QUALITY IS APPARENT. THE OPEN FLOOR PLAN WITH IT'S ELEGANCE AND SUPERB CRAFTSMANSHIP ARE WHAT MAKE THIS HOME SUCH A DELIGHT. FIRST FLOOR MASTER SUITE WITH A HUGE BATHROOM INCLUDING WHIRLPOOL TUB AND LARGE WALK-IN SHOWER WITH CURVED GLASS BLOCK WALL. HUGE OPEN GREAT ROOM WITH SPECTACULAR VIEWS OF THE MARSHES AND DOCK AS WELL AS THE BACK YARD WITH IT'S HEATED GUNITE POOL AND WATERFALL SPA. FORMAL DINING ROOM. PRIVATE OFFICE ADJOINING THE GREAT ROOM OFFERS MARSH AND CREEK VIEWS. ON THE OTHER SIDE OF THE GREAT ROOM IS A SEE THROUGH GAS FIREPLACE SEPARATING THE GREAT ROOM FROM THE HEARTH ROOM, KITCHEN AND BREAKFAST ROOM. THE ELEGANT KITCHEN HAS PICKLED OAK CABINETS, NEW GRANITE COUNTER-TOPS, SIDE-BY-SIDE GE MONOGRAM REFRIGERATOR, BRAND NEW DACOR 5 BURNER GAS COOK-TOP WITH DOWN-DRAFT, GE DOUBLE WALL OVEN (ONE IS A CONVECTION OVEN), GE MONOGRAM DISHWASHER AND A MICROWAVE. THE KITCHEN IS OPEN ONTO THE HEARTH ROOM AND IS A GREAT SPACE FOR ENTERTAINING. SCREENED PORCH OFF THE HEARTH ROOM LEADS OUT TO A LARGE MULTI-LEVEL DECK WITH A BUILT-IN STAINLESS STEEL GE MONOGRAM GAS GRILL AND THE POOL/HOT-TUB AREA WHICH IS SURROUNDED BY A 'SLATE LOOK' FINISHED CONCRETE AND A WROUGHT IRON FENCE. FULL IRRIGATION (WITH SEPARATE WATER METER), EXTENSIVE EXTERIOR LIGHTING AND CUSTOM LANDSCAPING MAKE THIS WATERFRONT HOME ONE OF A KIND. THE SECOND FLOOR INCLUDES THREE ADDITIONAL BEDROOMS (ONE CURRENTLY USED AS A SECOND OFFICE) TWO FULL BATHROOMS PLUS A 398 SQUARE FOOT UN-FINISHED ATTIC SPACE OVER THE GARAGE WHICH COULD EASILY BE CONVERTED INTO ADDITIONAL LIVING SPACE AND WHICH IS NOT BEEN INCLUDED IN THE TOTAL SQUARE FOOTAGE. RECESSED TV WITH STAND IN THE HEARTH ROOM PLUS THE BUILT-IN SPEAKERS IN THE HEARTH ROOM AND SCREENED PORCH CONVEY. TRANSFERRABLE TERMITE BOND.

<b>Addr: 1405 EDGEWATER DR</b>	<b>MLS#: 2508445 S #2</b>
<b>City/Area: CHARLESTON/W. ASHLEY INSIDE MARK CLARK</b>	<b>Category: Residential</b>



List Price:	Sold Price: <b>\$1,140,000</b> \$/Sqft: <b>\$393.10</b>	
<b>\$1,200,000</b>	Baths(F/H): <b>2/1</b>	AprxSqFt: <b>2,900</b>
Beds: <b>3</b>	SldDate: <b>04/15/2005</b>	
LstDate:	Parking: <b>2 Car</b>	DOM: <b>7</b>
<b>03/09/2005</b>	<b>Garage, Attached</b>	High: <b>WEST</b>
Year Built: <b>1962</b>	Mid: <b>WEST ASHLEY</b>	<b>ASHLEY</b>
ElemSch: <b>STONO</b>	Lot: <b>UNKNOWN</b>	Acres: <b>1.1</b>
<b>PARK</b>	Subdivision: <b>EDGEWATER PARK</b>	
Features: <b>Ranch Elec Wal Ovn, Gas Cooktop,</b>		
<b>Dishwasher, Washer Conn, Dryer Conn, Security Sys,</b>		
<b>Gar Dr Openr, Garbage Disp, Ceiling Fan Stucco SCE&amp;G,</b>		
<b>Comm Pub Wks Level, W/frnt-deep, 1/2 -1 Acre</b>		

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

**Remarks:** INTERCOASTAL IN EDGEWATER PARK SOUTHERN LIVING AT ITS BEST. TOTAL RENOVATIONS IN 2005. OVER 1 ACRE OF GORGEOUS HOME. DON'T MISS THIS RARE OPPORTUNITY! ~TO OWN A TRUE STUCCO RANCH STUNNING VIEWS OF STONO RIVER. GRAND OAKS AND CAMELLIAS ADD CHARM TO BEAUTIFULLY LANDSCAPED PROPERTY. GRAND ENTERANCE INVITES YOU INTO AWSOME FLOOR PLAN. PERFECT FOR ENTERTAINING KITCHEN BOASTS GRANITE COUNTERS PORCELINA TILED FLRS, CUSTOM CABINTES, WET BAR AND STAINLESS STEEL TOP OF THE LINE APPLIANCES. FABULOUS SUN RM/OFFICE. COZY DEN FEATURES SEALED FLAGSTONE FLOOR. THE DINGRM HAS BUILTIN CHINA CABINET AND THE HOME ALSO HAS GLEAMING READ OAK FLRS. LARGE MASTER BDRM W/ WALL OF CLOSETS HAS LUXURIOUS MASTER BATH ATRIUM AND NEW VYNIL WINDOWS IN 04' THIS IS A STUNNING PROPERTY AND HOME. NEW FENCE W/ ELECTRONIC GATES JUST INSTALLED. GREAT LOCATION - BRING YOUR BUYERS! CLOSING IS NEGOTIABLE-SELLER WOULD LIKE TO RENT BACK WHILE NEW HOME IS BEING BUILT, IF POSSIBLE.

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>2021 SHELL RING CIR</b>	MLS#: <b>2434047 S #3</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT BEYOND 41</b>	Category: <b>Residential</b>
List Price: <b>\$1,249,000</b>	Sold Price: <b>\$1,187,500</b>	\$/Sqft: <b>\$294.67</b>
Beds: <b>5</b>	Baths(F/H): <b>4/1</b>	AprxSqFt: <b>4,030</b>
LstDate: <b>12/01/2004</b>	SldDate: <b>03/10/2005</b>	
Year Built: <b>2000</b>	Parking: <b>3 Car Garage</b>	DOM: <b>48</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot: <b>1.1 ACRE</b>		Acres: <b>1.1</b>
Subdivision: <b>DUNES WEST</b>	Features: <b>Traditional Gas Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan, Trash Cmpctr Cement Plank SCE&amp;G, MtP W&amp;S Com Level, Wooded, W/frnt-deep, 1-2 Acres</b>	

### Agent Comments:

**Remarks:** THIS VERY SPECIAL LOWCOUNTRY DEEP WATER HOME WITH LARGE COLUMNED FRONT PORCH. GRAND CIRCULAR DRIVEWAY ENTRANCE. LOT IS LOADED WITH PALM TREES & SHADE TREES. EXISTING DOCK HAS ELEC, RUNNING WATER, SHOWER, 8X20 FLOATER AND 7000 LB BOAT LIFT. ENJOY 3 FLOORS W/THE CONVENIENCE OF YOUR OWN ELEVATOR. HARDWOOD FLOORS & CROWN MOLDING THROUGHOUT. THIS HOME WELL SUITED FOR GRACIOUS ENTERTAINING WITH SPECTACULAR WATER VIEWS! LARGE GOURMET KITCHEN AND BOAST GRANITE COUNTER TOPS, CENTER ISLAND FOR COOKING AND SUB ZERO REFRIGERATOR. HUGE LAUNDRY ROOM WITH PANTRY OFF KITCHEN W/LOTS OF STORAGE SHELVING. FIRST FLOOR MASTER SUITE WITH SITTING ROOM OVER LOOKING THE WATER, CUSTOM BATH W/LARGE JACUZZI JETTED TUB, CHERRY CABINETS & MARBLE COUNTER TOPS. THE HOME ALSO HAS CENTRAL VAC, SURROUND SOUND, WET BAR, PEACHTREE WINDOWS & DOORS, IRRIGATION SYSTEM W/WELL. ENJOY THE WATER FROM THE SECOND FLOOR DECK OFF GUEST BEDROOM. GROUND FLOOR IS FINISHED AND WOULD MAKE IDEAL IN-LAW SUITE. OVERSIZED 3 CAR GARAGE. A RARE FIND LOW COUNTRY DEEPWATER ESTATE FOR THE BUYER WANTING ONLY THE BEST!

	Addr: <b>5210 CHAPLINS LANDING RD</b>	MLS#: <b>2502255 S #4</b>
	City/Area: <b>HOLLYWOOD/RURAL WEST</b>	Category: <b>Residential</b>
List Price: <b>\$1,250,000</b>	Sold Price: <b>\$2,225,000</b>	\$/Sqft: <b>\$428.13</b>
Beds: <b>6</b>	Baths(F/H): <b>6/0</b>	AprxSqFt: <b>5,197</b>
LstDate: <b>01/20/2005</b>	SldDate: <b>03/31/2005</b>	
Year Built: <b>1988</b>	Parking: <b>3+ Car Gar</b>	DOM: <b>38</b>
ElemSch: <b>BLANEY</b>	Mid: <b>RD SCHRODER</b>	High: <b>BAPTIST HILL</b>
Lot: <b>182516 SQ FT</b>		Acres: <b>1.66</b>
Subdivision: <b>NONE</b>	Features: <b>Traditional Gas Range, Elec Wal Ovn, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Intercom, Washer, Dryer, Security Sys,</b>	

<b>Central Vac, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan, Trash Cmpctr Stucco, Vinyl Siding SCE&amp;G Level, High, Wooded, W/frnt-deep, Marshfront, Riverfront, 1/2 -1 Acre, 1-2 Acres</b>
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**Agent Comments:** \_\_\_\_\_

**Remarks: A DEEP WATER LOW COUNTRY MASTERPIECE.** THIS SPECTACULAR COUNTRY ESTATE IS SITUATED ON A BEAUTIFUL DEEP WATER LOT WITH DOCK ON ICW.> THE INTERIOR HAS EXCEPTIONAL ARCHITECTURAL QUALITIES SUCH AS ANTIQUE HEART OF PINE FLOORING, CUSTOM CABINETS, CROWN MOLDING, 9FT CEILINGS. THE HOME HAS SPACIOUS ROOMS, AN OPEN FLOOR PLAN THAT PROVIDES PANORAMIC VIEWS OF THE WATERWAY, BEAUTIFUL MASTER SUITE AND MASTER BATH, UPGRADED APPLIANCES, ELEVATOR, ELECTRIC HURRICANE SHUTTERS AND MUCH MORE. THERE ARE TWO DECKS (ONE OFF THE MASTER SUITE AND FAMILY ROOM), THE SCREENED PORCH AND DECKS ON REAR OF HOUSE IS A WONDERFUL PLACE TO ENTERTAIN OR JUST RELAX AT THE END OF THE DAY. UNDER HOUSE YOU WILL FIND A GAME ROOM WITH FULL BATH, PLENTY OF PARKING, A WATER PURIFIER AND HOME GENERATOR. ADDITIONAL FEATURES INCLUDE A SEAWALL, AND DOCK WITH FLOATERS ON DEEP WATER. TWO DEEP WATER LOTS ALSO AVAILABLE\*\*\*\*\*ATTENTION APPRAISERS\*\*\*\*\*THIS HOME SOLD WITH MLS# 2502728 AND 2502703 THESE ARE 2 DEEP WATER LOTS CONNECTED TO PROPERTY WITH SEPERATE TMS #S THE ENTIRE SALE WAS \$2,225,000.00 PLEASE CALL WITH QUESTIONS 843-478-5459


Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>2446 BRICK LANDING COURT</b>	MLS#: <b>2403044</b>	<b>#5</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT BEYOND 41</b>	Sold Price: <b>\$1,189,000</b>	Category: <b>Residential</b>
List Price: <b>\$1,295,000</b>	Sold Price: <b>\$1,189,000</b>	\$/Sqft: <b>\$252.98</b>	
Beds: <b>3</b>	Baths(F/H): <b>3/1</b>	AprxSqFt: <b>4,700</b>	
LstDate: <b>02/01/2004</b>	SldDate: <b>01/28/2005</b>		
Year Built: <b>1998</b>	Parking: <b>3+ Car Gar, Off-st Prkng</b>	DOM: <b>302</b>	
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>	
Lot: <b>0</b>		Acres: <b>1.8</b>	
Subdivision: <b>DUNES WEST</b>	Features: <b>Elect Range, Elec Wal Ovn, Refrigerator, Dishwasher, Washer, Dryer, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&amp;G W/frnt-deep</b>		

### Agent Comments:

**Remarks:** **DEEPWATER. DOCK IN PLACE.** THIS CUSTOM DESIGNED AND BUILT HOME IS READY FOR IMMEDIATE OCCUPANCY. QUALITY MATERIALS AND CRAFTSMANSHIP THROUGHOUT. STUNNING BRAZILIAN HARDWOOD FLOORS IN THE FOYER AND DINING ROOM. INCREDIBLE MEXICAN TILE IN THE SUNROOM AND HUGE KITCHEN. KITCHEN HAS TOP OF THE LINE, NAME BRAND KITCHEN APPLIANCES, PLUS A FIREPLACE! MASTER SUITE WITH HIS AND HERS VANITIES AND CLOSETS, STEAM SHOWER, LARGE SOAKING TUB AND PRIVATE DECK. UPSTAIRS ARE TWO LARGE BEDROOMS WITH PRIVATE BATHS, A GAME ROOM, OPEN STUDY WITH BUILT-INS AND TWO LARGE DECKS, ONE OVERLOOKING THE RIVER WITH INCREDIBLE SUNSET VIEWS. THE EXTERIOR HAS TONS OF OPEN DECK FOR ENTERTAINING AND EVEN HAS AN OUTDOOR FIREPLACE. DOCK, CANNOT FORGET THE DOCK. SHORT WALK OUT TO LARGE PIERHEAD AND FLOATING DOCK. DEEPWATER AT ALL TIMES. LARGE GARAGE CAN EASILY ACCOMMODATE 4 CARS. SPECIAL FEATURES ARE ELEVATOR SHAFT, WINE CELLAR AND LARGE LAUNDRY ROOM.

	Addr: <b>17 REBELLION RD</b>	MLS#: <b>2422483</b>	<b>S#6</b>
	City/Area: <b>CHARLESTON/W. ASHLEY INSIDE MARK CLARK</b>	Sold Price: <b>\$1,200,000</b>	Category: <b>Residential</b>
List Price: <b>\$1,395,000</b>	Sold Price: <b>\$1,200,000</b>	\$/Sqft: <b>\$247.02</b>	
Beds: <b>4</b>	Baths(F/H): <b>5/1</b>	AprxSqFt: <b>4,858</b>	
LstDate: <b>08/10/2004</b>	SldDate: <b>01/18/2005</b>		
Year Built: <b>1971</b>	Parking: <b>2 Car Garage</b>	DOM: <b>66</b>	
ElemSch: <b>ST. ANDREWS</b>	Mid: <b>WEST ASHLEY</b>	High: <b>WEST ASHLEY</b>	
Lot: <b>0.00</b>		Acres: <b>0</b>	
Subdivision: <b>SOUTH WINDERMERE</b>	Features: <b>Other Elect Range, Elec Wal Ovn, Elec Cooktop Brick Veneer SCE&amp;G, Comm Pub Wks Level, W/frnt-deep, Marshfront, 1/2 -1 Acre</b>		

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

**Remarks:** BEAUTIFUL DEEPWATER HOME ON COBURG CREEK WITH DOCK AND 125 FEET OF FRONTAGE. GORGEOUS OVERSIZED LOT (1 1/2 LOTS) WITH DIRECT ACCESS INTO WAPPOO CUT. NO BRIDGE RESTRICTIONS!! STUNNING VIEWS! BEST OF BOTH WORLDS, NESTLED ON DEEPWATER CREEK WITH GREAT ACCESS AND ALL THE VIEWS OF THE CUT. FABULOUS DESIGNED BRICK HOME WITH OPEN GREAT ROOM, SCREENED/GLASSED SUN PORCH, SEPARATE DINING ROOM, EAT-IN KITCHEN AND LARGE MASTER WITH HIS AND HER BATHS ALL FABULOUS VIEWS. HOME INCLUDES STUDY OFF MASTER AND 2 ADDITIONAL BEDROOMS WITH PRIVATE BATHS. EXERCISE OR REC ROOM ABOVE GARAGE THAT COULD BE FOURTH BEDROOM. GREAT NEIGHBORHOOD 10 MINUTES TO DOWNTOWN.

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>2282 CAPT WARING CT</b>	MLS#: <b>2416681 S #7</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT BEYOND 41</b>	Category: <b>Residential</b>
List Price: <b>\$1,399,900</b>	Sold Price: <b>\$1,230,000</b>	\$/Sqft: <b>\$261.70</b>
Beds: <b>4</b>	Baths(F/H): <b>3/1</b>	AprxSqFt: <b>4,700</b>
LstDate: <b>06/12/2004</b>	SldDate: <b>04/29/2005</b>	
Year Built: <b>2001</b>	Parking: <b>Other</b>	DOM: <b>237</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot:		Acres: <b>1.06</b>
Subdivision: <b>DUNES WEST</b>	Features: <b>Other Elect Range, Elec Wal Ovn, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Solid Brick, Cement Plank SCE&amp;G, MtP W&amp;S Com Level, Wooded, Cul-de-sac, W/frnt-deep, Tidal Creek, 1-2 Acres</b>	

### Agent Comments:

**Remarks:** STUNNING LOW COUNTRY DEEP WATER HOME ON A PRIVATE TROPICAL LOT THAT IS LOADED WITH PALM TREES!! EXISTING 3 YEAR OLD DOCK WITH HANDRAILS AND FLOATER, ELECTRICITY, RUNNING WATER, AND LIGHTING--6-8 FEET OF WATER AT LOW TIDE. THIS CUSTOM ELEVATED HOME IS IDEAL FOR ENTERTAINING WITH FLOOR TO CEILING WINDOWS IN THE BACK THAT TAKE ADVANTAGE OF THE SPECTACULAR WATER VIEWS! EXTREMELY OPEN FLOOR PLAN WITH 10CEILINGS DOWNSTAIRS, 9CEILINGS UPSTAIRS, A 24CEILING IN GREAT ROOM. WIDE PLANK OAK HARDWOOD FLOORING, 8"-12" CROWN MOLDING, AND AN EXTENSIVE TRIM PACKAGE THROUGHOUT. THE KITCHEN HAS DOVER WHITE CUSTOM CABINETS WITH GRANITE COUNTERTOPS, THE ISLAND IS BUILT OF CHERRY CABINETS AND BOASTS A SMOOTH TOP RANGE AND STAINLESS STEEL SINK; ADVANTIUM OVEN/MICROWAVE, COMMERCIAL GRADE STAINLESS STEEL SINK, BAY WINDOWS, A BUILT-IN REFRIGERATOR, A DUMBWAITER, AND A 14 FOOT DEEP WALK-IN PANTRY ALL MAKE THIS KITCHAN A ONE OF A KIND! THE ENORMOUS DINING ROOM IS BORDERED BY COLUMNS, WITH WAINSCOTING AND RECESSED LIGHTING. THE MASTER BATHROOM HAS CROSS CUT TRABERTINE TILES WITH CUSTOM TRIM, CHERRY CABINETS, MARBLE COUNTERTOPS, HIS AND HER VANITIES AND WALK-IN CLOSETS, BAY WINDOWS ABOVE THE JACUZZI JETTED TUB, AS WELL AS MULTIPLE CEILING FANS. BOTH THE UPSTAIRS GUEST ROOM AND MEDIA ROOM HAVE FRENCH DOORS OPEN ONTO LARGE INDIVIDUAL DECKS OVERLOOKING THE WANDO RIVER AND TOOMER CREEK. SURROUND SOUND IN THE MEDIA ROOM, THE PORCH, AND THE ENTIRE FIRST FLOOR! BUILT-IN ENTERTAINMENT CENTERS IN THE SUNROOM, MASTER BEDROOM, AND MEDIA ROOM. EXISTING SECURITY SYSTEM, TINTED WINDOWS, LAWN IRRIGATION SYSTEM, AND IRRIGATION WELL IN ADDITION TO AN OUTSIDE SHOWER AND A 9 CAR GARAGE! FOR THE BUYER SEEKING BOTH ELEGANCE AND PRIVACY ON A WATERFRONT LOT, THIS HOME IS A MUST SEE! SQUARE FOOTAGE APPROX, BUYER TO VERIFY

	Addr: <b>3494 BOHICKET RD</b>	MLS#: <b>2415770 S #8</b>
	City/Area: <b>JOHNS ISLAND/JOHNS ISLAND</b>	Category: <b>Residential</b>
List Price: <b>\$1,500,000</b>	Sold Price: <b>\$1,500,000</b>	\$/Sqft: <b>\$578.70</b>
Beds: <b>3</b>	Baths(F/H): <b>2/1</b>	AprxSqFt: <b>2,592</b>
LstDate: <b>06/07/2004</b>	SldDate: <b>02/15/2005</b>	



Year Built: 1976    Parking: 2 Car  
Garage, Detached    DOM: 182  
ElemSch: MT.    Mid: HAUT GAP    High: ST. JOHNS  
ZION    Lot: 0    Acres: 10.08  
Subdivision: NONE  
Features: Traditional Elect Range, Elec Wal Ovn, M/w  
Built-in, Dishwasher, Washer Conn, Dryer Conn, Washer,  
Dryer, Security Sys, Central Vac, Gar Dr Openr, Garbage  
Disp Brick Veneer Bk Elec Coop Level, Wooded, W/frnt-  
deep, Pond, 10+ Acres

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

**Remarks:** BIG BOATS WELCOME! BEAUTIFUL DEEP WATER ESTATE ON BOHICKET CREEK WITH DIRECT ACCESS TO ICW. CROSS FENCED FOR HORSES WITH NEW BARN AND SHEDS. MAGNIFICANT OAKS SURROUND THIS EXECUTIVE HOME WITH INGROUND POOL.

Information deemed to be reliable although not guaranteed



## Properties Recently Sold

	<b>Addr: 715 PALM BLVD</b> <b>City/Area: ISLE OF PALMS/ISLE OF PALMS</b>	<b>MLS#: 2434120 S #9</b> <b>Category: Residential</b>
	<b>List Price: \$1,585,000</b> <b>Beds: 4</b> <b>LstDate: 12/02/2004</b> <b>Year Built: 1982</b> <b>ElemSch: SULLIVANS ISLAND</b> <b>Lot: 90 X 300</b> <b>Subdivision: ISLE OF PALMS</b>	<b>Sold Price: \$1,540,000</b> <b>Baths(F/H): 3/1</b> <b>SldDate: 02/22/2005</b> <b>Parking: 3 Car Garage</b> <b>Mid: LAING</b>
<b>Features: Contemporary, Traditional Elec Wal Ovn, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Washer, Dryer, Garbage Disp, Ceiling Fan Wood Siding SCE&amp;G W/frnt-deep</b>		

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

**Remarks:** UNIQUE DEEP WATER PROPERTY ON HAMLIN CREEK. LOVELY HOME SECLUDED BY GROVE OF LIVE OAKS. HOUSE HAS MANY UPGRADES: KITCHEN, DECKS, TRIPLE HVAC SYSTEM & A MOTHER-IN-LAW SUITE COMPLETE WITH IT'S OWN ELEVATOR. POSSIBLY THE SHORTEST WALK TO SOME OF THE DEEPEST WATER ON THE ISLAND. APPROX. 300' FROM BACK DOOR TO YOUR BOAT, 6' OF WATER @ LOW TIDE.

	<b>Addr: 201 MARITIME LN</b> <b>City/Area: CHARLESTON/CAINHOY/WANDO</b>	<b>MLS#: 2408051 #10</b> <b>S</b> <b>Category: Residential</b>
	<b>List Price: \$1,895,000</b> <b>Beds: 5</b> <b>LstDate: 03/24/2004</b> <b>Year Built: 2004</b> <b>ElemSch: CAINHOY</b> <b>Lot:</b> <b>Subdivision: BERESFORD HALL</b>	<b>Sold Price: \$1,845,000</b> <b>Baths(F/H): 4/1</b> <b>SldDate: 03/14/2005</b> <b>Parking: Other</b> <b>Mid: CAINHOY</b>
<b>Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Garbage Disp, Ceiling Fan Cement Plank SCE&amp;G, Comm Pub Wks Wooded, Cul-de-sac, W/frnt-deep, Marshfront, 1-2 Acres</b>		

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

**Remarks:** DEEP WATER LOT ON BERESFORD CREEK; IMPRESSIVE CUSTOM HOME ON PRIME WATERFRONT LOT WITH GORGEOUS VIEWS; NEW CONSTRUCTION - READY BY END OF THE YEAR!! PRIVATE SITE WITH MANY GRAND OAKS; DOUBLE FRONT PORCHES ON FRONT AND BACK; DRIVE

UNDER PARKING; ELEVATOR INCLUDED; FINEST QUALITY INTERIOR FINISHES; DUAL MASTERS UP AND DOWN; SPACIOUS KITCHEN WITH GRANITE COUNTER TOPS, CENTER ISLAND, WOLF STAINLESS OVENS, SUB ZERO UNDER COUNTER WINE CELLAR; 10 FEET CEILINGS ON MAIN LEVEL; 1698 SQ FT. OF PORCHES AND DECKS; OPTIONAL SEPARATE GARAGE AND DOCK

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	<b>Addr: 107 NEW ST</b>	<b>MLS#: 2307778 #11</b>
	<b>City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41</b>	<b>S</b> <b>Category: Residential</b>
<b>List Price: \$2,900,000</b>	<b>Sold Price: \$2,300,000</b>	<b>\$/Sqft: \$601.15</b>
<b>Beds: 4</b>	<b>Baths(F/H): 4/1</b>	<b>AprxSqFt: 3,826</b>
<b>LstDate: 04/19/2003</b>	<b>SldDate: 01/14/2005</b>	
<b>Year Built: 1991</b>	<b>Parking:</b>	<b>DOM: 614</b>
<b>ElemSch: MT. PLEASANT ACADEMY</b>	<b>Mid: MOULTRIE</b>	<b>High: WANDO</b>
<b>Lot: 108 X 200</b>		<b>Acres: 0.05</b>
<b>Subdivision: OLD VILLAGE</b>	<b>Features: Traditional Elect Range, Elec Cooktop Wood Siding SCE&amp;G, MtP W&amp;S Com Wooded, Cul-de-sac, W/frnt-deep</b>	

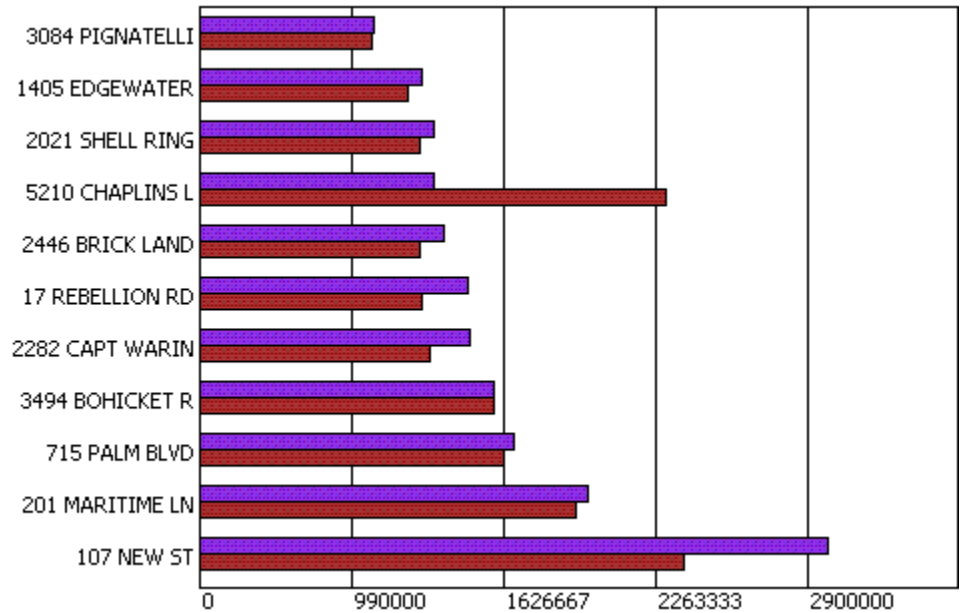
**Agent Comments:** \_\_\_\_\_

**Remarks:** DEEP WATER, DEEP WATER, DEEP WATER WITH DOCK AND GREAT VIEWS OF THE CHARLESTON PENINSULAR & FORT SUMTER. THIS 1991 BUILT HOME HAS TRADITIONAL QUALITIES MIXED WITH BEACHHOME COMFORTS. A ONE OF A KIND HOME, A ONE OF A KIND OPPORTUNITY. CLOSE TO DOWNTOWN CHARLESTON & THE BEACHES. IT TRULY IS A BEST BUY !!!!!!!!!!!!!!!!!!!!!

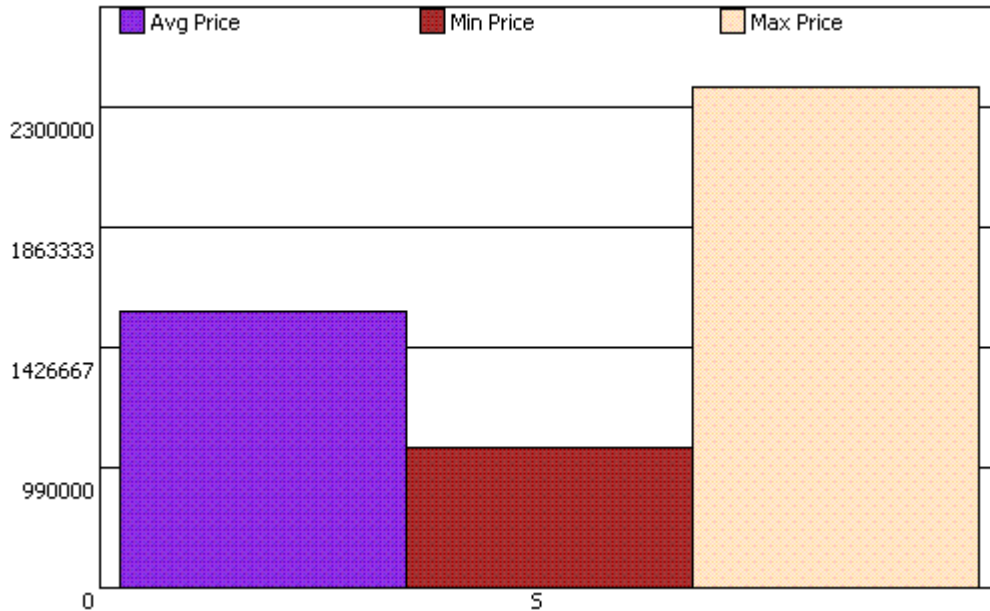
Information deemed to be reliable although not guaranteed

Sold properties

**Total # of Listings** 11  
**Lowest Price Listing** \$990,000  
**Highest Price Listing** \$2,300,000  
**Average Price** \$1,486,045  
**Avg. Price/SqFt** \$387  
**Avg. Days on Market** 172



## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$990,000	\$2,300,000	\$1,486,045	\$387
<b>Total Averages</b>	<b>\$990,000</b>	<b>\$2,300,000</b>	<b>\$1,486,045</b>	<b>\$387</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
3084 PIGNATELLI CRESCENT	\$995,000	\$990,000	42	0.5%	\$294.03
1405 EDGEWATER DR	\$1,200,000	\$1,140,000	7	5.0%	\$393.10
2021 SHELL RING CIR	\$1,249,000	\$1,187,500	48	4.9%	\$294.67
5210 CHAPLINS LANDING RD	\$1,250,000	\$2,225,000	38	-78.0%	\$428.13
2446 BRICK LANDING COURT	\$1,295,000	\$1,189,000	302	8.2%	\$252.98
17 REBELLION RD	\$1,395,000	\$1,200,000	66	14.0%	\$247.02
2282 CAPT WARING CT	\$1,399,900	\$1,230,000	237	12.1%	\$261.70
3494 BOHICKET RD	\$1,500,000	\$1,500,000	182	0.0%	\$578.70
715 PALM BLVD	\$1,585,000	\$1,540,000	62	2.8%	\$513.33
201 MARITIME LN	\$1,895,000	\$1,845,000	295	2.6%	\$390.56
107 NEW ST	\$2,900,000	\$2,300,000	614	20.7%	\$601.15
<b>Total Averages</b>	<b>\$1,514,900</b>	<b>\$1,486,045</b>	<b>172</b>	<b>1.9%</b>	<b>\$387</b>

## Property Summary

Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S 3084 PIGNATELLI CRESCENT	4	3/1	3,367	1998	\$995,000	\$990,000	03/31/2005	42
2	S 1405 EDGEWATER DR	3	2/1	2,900	1962	\$1,200,000	\$1,140,000	04/15/2005	7
3	S 2021 SHELL RING CIR	5	4/1	4,030	2000	\$1,249,000	\$1,187,500	03/10/2005	48
4	S 5210 CHAPLINS LANDING RD	6	6/0	5,197	1988	\$1,250,000	\$2,225,000	03/31/2005	38
5	S 2446 BRICK LANDING COURT	3	3/1	4,700	1998	\$1,295,000	\$1,189,000	01/28/2005	302
6	S 17 REBELLION RD	4	5/1	4,858	1971	\$1,395,000	\$1,200,000	01/18/2005	66
7	S 2282 CAPT WARING CT	4	3/1	4,700	2001	\$1,399,900	\$1,230,000	04/29/2005	237
8	S 3494 BOHICKET RD	3	2/1	2,592	1976	\$1,500,000	\$1,500,000	02/15/2005	182
9	S 715 PALM BLVD	4	3/1	3,000	1982	\$1,585,000	\$1,540,000	02/22/2005	62
10	S 201 MARITIME LN	5	4/1	4,724	2004	\$1,895,000	\$1,845,000	03/14/2005	295
11	S 107 NEW ST	4	4/1	3,826	1991	\$2,900,000	\$2,300,000	01/14/2005	614

