

## Properties Recently Sold

	Addr: <b>2275 CAPT WARING CT</b>	MLS#: <b>2433942 S#1</b>	
	City/Area: <b>MOUNT PLEASANT/MT.</b>	Category:	
	<b>PLEASANT BEYOND 41</b>	<b>Residential</b>	
	List Price: <b>\$769,000</b>	Sold Price: <b>\$749,000</b>	\$/Sqft: <b>\$138.70</b>
	Beds: <b>5</b>	Baths(F/H): <b>4/1</b>	AprxSqFt: <b>5,400</b>
	LstDate: <b>11/30/2004</b>	SldDate: <b>03/15/2005</b>	
	Year Built: <b>1995</b>	Parking: <b>2 Car</b>	DOM: <b>33</b>
		<b>Garage, Attached</b>	
	ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
	Lot: <b>0</b>		Acres: <b>1.01</b>
Subdivision: <b>DUNES WEST</b>			
Features: <b>Traditional Elec Wal Ovn, Elec Cooktop, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Gar Dr Openr, Garbage Disp, Ceiling Fan Brick Veneer SCE&amp;G, MtP W&amp;S Com Level, Wooded, Cul-de-sac, On Golf Crse</b>			

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

**Remarks:** THIS SPACIOUS TRADITIONAL BRICK HOME OVERLOOKS THE 5TH GREEN OF THE DUNES WEST GOLF CLUB AND IS LOCATED ON A QUIET CUL-DE-SAC. NEW CARPET INSTALLED IN BEDROOMS AND FRESHLY PAINTED THOUGHOUT. HARDWOOD FLOORS ON MAIN FLOOR, GRANITE COUNTERS IN KITCHEN. UPSTAIRS OFFICE COULD BE USED AS 6TH BEDROOM. BASEMENT WITH BEDROOM, BATH AND PLAYROOM. AMPLE STORAGE. SCREENED PORCH AND DECK. PERFECT FOR FAMILY.

	Addr: <b>3129 PIGNATELLI CRESCENT</b>	MLS#: <b>2504918 S #2</b>	
	City/Area: <b>MOUNT PLEASANT/MT.</b>	Category:	
	<b>PLEASANT BEYOND 41</b>	<b>Residential</b>	
	List Price: <b>\$874,123</b>	Sold Price: <b>\$867,000</b>	\$/Sqft: <b>\$206.23</b>
	Beds: <b>4</b>	Baths(F/H): <b>3/2</b>	AprxSqFt: <b>4,204</b>
	LstDate: <b>02/11/2005</b>	SldDate: <b>04/28/2005</b>	
	Year Built: <b>2000</b>	Parking: <b>2 Car</b>	DOM: <b>4</b>
		<b>Garage</b>	
	ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
	Lot:		Acres: <b>1</b>
Subdivision: <b>DUNES WEST</b>			
Features: <b>Traditional Elect Range, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan Brick Veneer SCE&amp;G, MtP W&amp;S Com Level, On Golf Crse, 1-2 Acres</b>			

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

**Remarks:** COULD BE FEATURED IN ARCHITECTURAL DIGEST \* ONE OF THE MOST BEAUTIFUL HOMES IN DUNES WEST \* 1 ACRE GOLF COURSE LOT \* BRICK CONSTRUCTION WITH GREAT CURB APPEAL \* DOUBLE FRONT PORCHES (PLUS TWO ON BACK) \* IRRIGATION SYSTEM \* SCREENED PORCH ACCENTED W/COLUMNS OVERLOOKS LOT W/BEAUTIFUL FOUNTAIN THAT CONVEYS \* GORGEOUS KITCHEN OPENS TO TWO STORY FAMILY ROOM \* ALL HARDWOODS DOWN EXCEPT IN MSTR \* BUTLER'S PANTRY \* GRANITE COUNTERS \* DESIGNER CABINETS \* REFRIGERATOR CONVEYS \*

TRAVERTINE BATHS \* 5 WALK-IN CLOSETS \* HEAVY MOLDINGS THROUGHOUT \* ADDITIONAL ROOM UPSTAIRS COULD FUNCTION AS AN OFFICE, PLAYROOM, OR NURSERY \* TWO BEDROOMS UP JOINED BY JACK & JILL BATH WITH SEPARATE VANITIES \* LOFT BEDROOM HAS LARGE CLOSET AND PRIVATE FULL BATH \* TWO FIREPLACES \* GREAT STORAGE \* CUSTOM WINDOW TREATMENTS, PLANTATION SHUTTERS & BLINDS CONVEY \* COZY OFFICE AREA NEAR KITCHEN W/ATTACHED BATH \* PROFESSIONAL LANDSCAPING FEATURING MANY PALM TREES \* SPECTACULAR, YET WARM AND INVITING HOME \* ENJOY GOLF, TENNIS, CLUBHOUSE, & GREAT NEIGHBORS!!!

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>3083 PIGNATELLI CRESCENT</b>	MLS#: <b>2408685 S #3</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT BEYOND 41</b>	Category: <b>Residential</b>
List Price: <b>\$975,000</b>	Sold Price: <b>\$890,000</b>	\$/Sqft: <b>\$187.49</b>
Beds: <b>5</b>	Baths(F/H): <b>4/1</b>	AprxSqFt: <b>4,747</b>
LstDate: <b>03/19/2004</b>	SldDate: <b>04/25/2005</b>	
Year Built: <b>2005</b>	Parking: <b>3+ Car Gar</b>	DOM: <b>351</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot: <b>40000</b>		Acres: <b>1.01</b>
Subdivision: <b>DUNES WEST</b>		
Features: <b>Contemporary, Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Stucco, Cement Plank SCE&amp;G, MtP W&amp;S Com High, On Golf Crse, 1-2 Acres</b>		

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

**Remarks:** HOUSE HAS FOUR CAR GARAGE LARGE SPACE UNDER HOUSE CAN BE FINISHED IT IS OUT OF FLOOD ZONE BATHROOM DOWNSTAIRS PLUMB.HOUSE IS ON GOLF COARSE VERY OPEN FLOOR PLAN. HOUSES COME WITH A GOLF CLUB MEMBERSHIP WORTH \$9000.

	Addr: <b>3057 PIGNATELLI CRESCENT</b>	MLS#: <b>2504520 S#4</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT BEYOND 41</b>	Category: <b>Residential</b>
List Price: <b>\$1,295,000</b>	Sold Price: <b>\$1,174,000</b>	\$/Sqft: <b>\$218.74</b>
Beds: <b>5</b>	Baths(F/H): <b>5/1</b>	AprxSqFt: <b>5,367</b>
LstDate: <b>02/08/2005</b>	SldDate: <b>03/28/2005</b>	
Year Built: <b>1998</b>	Parking: <b>3 Car Garage, Attached</b>	DOM: <b>14</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot: <b>1.073 ACRE</b>		Acres: <b>1.073</b>
Subdivision: <b>DUNES WEST</b>		
Features: <b>Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Gar Dr Openr, Garbage Disp, Satelite Dsh, Stacked W/d, Ceiling Fan Stucco SCE&amp;G, MtP W&amp;S Com Level, Wooded, On Golf Crse, Pond, 1-2 Acres</b>		

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

**Remarks:** STYLE AND SOPHISTICATION ABOUND IN THIS HOME THAT IS SITUATED ON THE DUNES WEST GOLF COURSE AND LAGOON. NO DETAIL OR DESIGN FEATURE HAS BEEN OVERLOOKED. IN-GROUND POOL DESIGNED BY AQUA BLUE POOLS IS HEATED, HAS AUTOMATIC CLEANER, LIGHTS, AND AUTOMATIC POOL COVER. OPEN FLOOR PLAN WITH 10 FOOT AND NUMEROUS VAULTED

CEILINGS, CUSTOM KITCHEN, CHRISTIANA CABINETS, SPIRAL STAIRCASE LEADING TO 3RD FLOOR LOFT, SURROUND SOUND, SATILLITE TV, SO MUCH MORE! FROM THE MANICURED LANDSCAPING AND WROUGHT IRON FENCE TO THE GRANITE COUNTERTOPS AND CUSTOM BATHROOMS, THIS HOUSE OFFERS THE FINEST IN QUALITY MATERIALS AND CRAFTMANSHIP.

Information deemed to be reliable although not guaranteed

### Sold properties

**Total # of Listings** 4

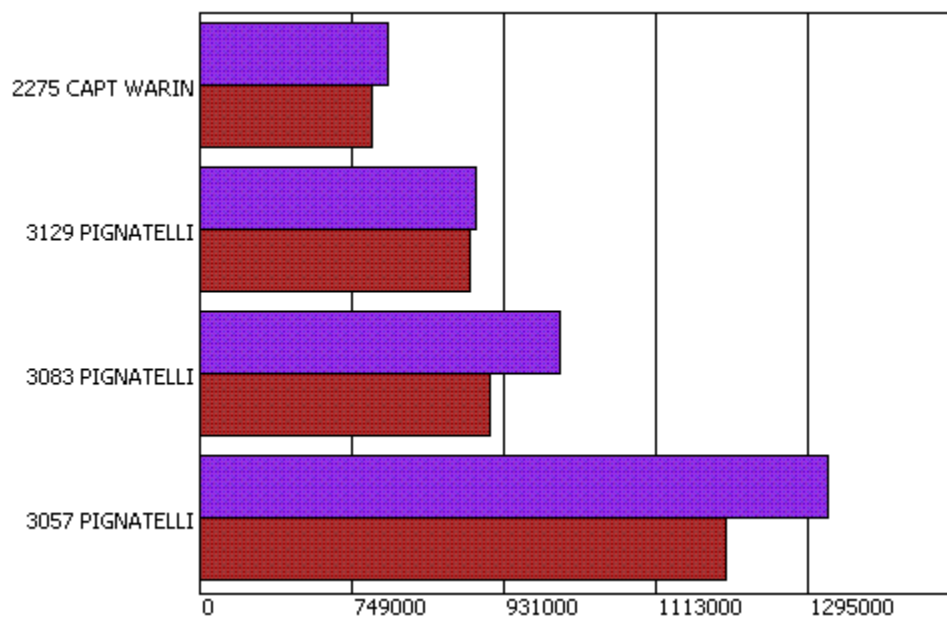
**Lowest Price Listing** \$749,000

**Highest Price Listing** \$1,174,000

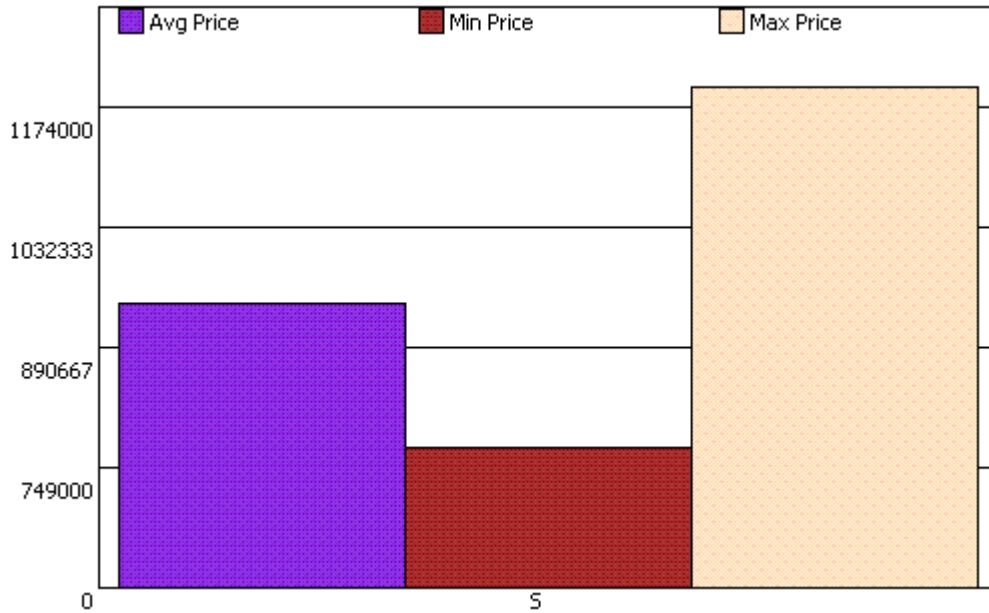
**Average Price** \$920,000

**Avg. Price/SqFt** \$188

**Avg. Days on Market** 101



# Summary Graph/Analysis



## Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$749,000	\$1,174,000	\$920,000	\$188
<b>Total Averages</b>	<b>\$749,000</b>	<b>\$1,174,000</b>	<b>\$920,000</b>	<b>\$188</b>

## Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
2275 CAPT WARING CT	\$769,000	\$749,000	33	2.6%	\$138.70
3129 PIGNATELLI CRESCENT	\$874,123	\$867,000	4	0.8%	\$206.23
3083 PIGNATELLI CRESCENT	\$975,000	\$890,000	351	8.7%	\$187.49
3057 PIGNATELLI CRESCENT	\$1,295,000	\$1,174,000	14	9.3%	\$218.74
<b>Total Averages</b>	<b>\$978,281</b>	<b>\$920,000</b>	<b>100</b>	<b>6.0%</b>	<b>\$188</b>

## Property Summary

. Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1 S	2275 CAPT WARING CT	5	4/1	5,400	1995	\$769,000	\$749,000	03/15/2005	33
2 S	3129 PIGNATELLI CRESCENT	4	3/2	4,204	2000	\$874,123	\$867,000	04/28/2005	4
3 S	3083 PIGNATELLI CRESCENT	5	4/1	4,747	2005	\$975,000	\$890,000	04/25/2005	351
4 S	3057 PIGNATELLI CRESCENT	5	5/1	5,367	1998	\$1,295,000	\$1,174,000	03/28/2005	14

