


Properties Recently Sold

	Addr: 2122 SEWEE INDIAN CT	MLS#: 2512904 S#1	
	City/Area: MOUNT PLEASANT/MT. PLEASANT BEYOND 41	Category: Residential	
	List Price: \$809,000	Sold Price: \$786,500	\$/Sqft: \$196.04
	Beds: 4	Baths(F/H): 3/1	AprxSqFt: 4,012
	LstDate: 04/12/2005	SldDate: 06/10/2005	
	Year Built: 2000	Parking: 3 Car Garage, Attached	DOM: 7
	ElemSch: CHARLES PINCKNEY	Mid: CARIO	High: WANDO
	Lot: 33		Acres: 1.014
	Subdivision: DUNES WEST		
	Features: Colonial Elect Range, Elec Wal Ovn, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan Solid Brick SCE&G Level, Cul-de-sac, On Golf Crse, 1-2 Acres		

Agent Comments:

Remarks: BEAUTIFUL ALL BRICK AMHERST PLAN ON 1+ ACRE CUL-DE-SAC LOT BORDERING OVER 265' OF GOLF FAIRWAY. KITCHEN INCLUDES MAPLE CABINETS, CORIAN COUNTERS, STAINLESS UNDER-MOUNT SINK WITH GROHE FAUCET, WHIRLPOOL APPLIANCES WITH DOUBLE OVENS AND MICROWAVE. OWNER'S SUITE WITH TREY CEILING, DUAL WALK-IN CLOSETS, IN WALL IRONING BOARD. DRAMATIC OWNER'S BATH WITH JACUZZI TUB, VAULTED CEILING AND TILE FLOORS. MAHOGONY ENTRY DOOR WITH SIDE LITES AND ELIPTICAL TRANSOM. BONUS ROOM WITH 700+ SQ FT FEATURES BRAZILIAN CHERRY FLOORING, 2 SKY-LIGHTS, 10'CEILINGS, RECESSED LIGHTING, SURROUND SOUND WIRING, WET BAR W/ GRANITE COUNTER, UNDER COUNTER REFRIGERATOR, WALK-IN CLOSET, AND SOUND PROOFING WALL INSULATION. ATTIC STORAGE ACCESS IS AVAILABLE. OTHER FEATURES INCLUDE BEAUTIFUL STAINED PINE PANEL DOORS THROUGHOUT, OAK HARDWOOD FLOORING IN FOYER, LIVING, DINING, KITCHEN & BREAKFAST, HALLWAYS. CERAMIC TILE FLOORS IN ALL BATHROOMS, GREAT ROOM W/ FIREPLACE, CENTRAL VACUUM, DEEP WELL (260 FEET)FOR IRRIGATION, PEACHTREE WINDOWS, 3 CAR GARAGE. ALL ROOMS FEATURE SPEAKERS WITH SEPERATE VOLUME CONTROLS. SURROUND SOUND WIRING IN GREAT ROOM AND BONUS. CONTIGENT ON COMPLETION OF ATTORNEY REVIEW PROCESS OF PURCHASER'S CURRENT HOME.

	Addr: 1825 SHELL RING CIR	MLS#: 2500940 S #2	
	City/Area: MOUNT PLEASANT/MT. PLEASANT BEYOND 41	Category: Residential	
	List Price: \$1,195,000	Sold Price: \$1,125,000	\$/Sqft: \$216.97
	Beds: 4	Baths(F/H): 4/2	AprxSqFt: 5,185
	LstDate: 01/09/2005	SldDate: 07/15/2005	
	Year Built: 2001	Parking: 2 Car Garage	DOM: 132
	ElemSch: CHARLES PINCKNEY	Mid: CARIO	High: WANDO
	Lot: 00000		Acres: 1.09
	Subdivision: DUNES WEST		
	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, Satelite Dsh, Ceiling Fan, Trash Cmpctr Brick Veneer SCE&G, MtP W&S Com Level,		

Wooded, On Golf Crse, Pond, Pond Site, 1-2 Acres

Agent Comments: _____

Remarks: ***PRICE REDUCED \$55,000*** DESIGNED BY ARCHITECT ANDREW COHEN, AND BUILT BY WILSON CUSTOM BUILDERS, INC. IN 2001. 5,185 SQUARE FEET, FOUR HVAC UNITS FOR EFFICIENT HEATING AND COOLING.CENTRAL VACUUM SYSTEM, TWO 50GL. AND ONE 40GL. HOT WATER HEATERS, HOME HAS CAT 5 WIRING, SURROUND SOUND, IBM HOME DIRECTORY, AND SECURITY SYSTEM. BEAUTIFUL ENTRY FOYER WELCOMES YOU TO FORMAL DINING ROOM WITH TREY CEILING, SEATING FOR 12, CHAIR RAIL, WAINSCOTING, A BAY WINDOW. SOLID OAK FLOORING IN ALL LIVING AREAS, BEDROOMS ARE CARPETED. DESIGNER KITCHEN WITH SUB ZERO REFRIGERATOR AND FREEZER, DACOR 6 BURNER GAS COOK TOP, 2 THERMADOR 30" WALL OVENS, BUILT-IN MICROWAVE, WARMING DRAWER, ALL GRANITE COUNTER TOPS, COMPACTOR, WINE 'CAVE', ADDITIONAL PREP SINK, BREAKFAST BAR, BOSCH STAINLESS STEEL INTERIOR DISH WASHER, VERY LARGE PANTRY, AND EAT IN KITCHEN. ALL KITCHEN APPLIANCES ARE BUILT- IN AND CONVEY. SPACIOUS AND OPEN GREAT ROOM WITH GAS LOG FIREPLACE, VAULTED CEILINGS, CONVERSATION AREAS, BUILT-IN BOOKCASES AND CABINETS, FRENCH DOORS LEADING TO THE BACK PORCHES. A 700+ SQUARE FOOT "WORK SHOP", INCLUDES 400AMP SERVICE AND MORE. THE "WORK SHOP" HAS LARGE HALF BATH EASILY CONVERTED TO A FULL BATH. THE "SHOP" CAN BE CONVERTED TO AN IN-LAW SUITE, PLAYROOM/MEDIA ROOM ETC; USE YOUR IMAGINATION. THESE ARE ONLY A FEW OF THE DETAILS, TOO MANY TO LIST HERE. HALLWAYS AND DOORS ARE WIDER FOR EASE OF ACCESS. CALL FOR YOUR PRIVATE SHOWING AND A DETAILED BROCHURE!!! ALL WINDOW TREATMENTS CONVEY!!!!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 2271 CAPT WARING CT City/Area: MOUNT PLEASANT/MT. PLEASANT BEYOND 41	MLS#: 2505032 S #3 Category: Residential
	List Price: \$1,419,900 Beds: 4 LstDate: 01/12/2005 Year Built: 1992 ElemSch: CHARLES PINCKNEY Lot: 0 X 0 Subdivision: DUNES WEST	Sold Price: \$1,350,000 Baths(F/H): 5/0 SldDate: 06/13/2005 Parking: 2 Car Garage Mid: CARIO
Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Hot Tub/spa, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Brick Veneer, Cement Plank SCE&G, MtP W&S Com Level, Cul-de-sac, On Golf Crse, W/frnt-deep, Tidal Creek, 1-2 Acres		

Agent Comments:

Remarks: NO EXPENSE WAS SPARED IN THIS EXQUISITE HOME PERFECT FOR THOSE WHO ENJOY ENTERTAINING AND APPRECIATE THE VERY FINEST DETAILS BOTH INSIDE AND OUT!!! FROM THE 180' DEEP WATER DOCK W/WATER & ELEC 6+ FT @ LOW TIDE, BOAT LIFT, INGROUND SWIMMING POOL W/HEATED SPA, ON THE GOLF COURSE, \$60,000+ IN LANDSCAPING W/BEAUTIFUL LIGHTED FOUNTAIN ~ TO THE METICULOUSLY PLANNED INTERIOR SPACES THAT FACILITATE ENTERTAINING WITH EASE. THIS HOME IS ALL ABOUT ELEGANCE AND CONVENIENCE WITH A CASUAL LIVING FLAIR. POSITIONING OF HOME AND BRICK WALL BETWEEN NEIGHBORS INSURES PRIVACY. LARGE MASTER BEDROOM W/SITTING AREA AND SEPARATE DRESSING AREA COMPLETE WITH BUILT INS MAKE EVERYTHING QUICKLY ACCESSIBLE. 1ST FLOOR SECONDARY BEDROOM IS PERFECT FOR GUESTS. 4 BR PLUS STUDY! FROM THE MINUTE YOU ENTER THE ELEGANT MARBLE FOYER WITH CURVED STAIRCASE YOU WILL IMAGINE YOURSELF AS A GRACIOUS HOST OR HOSTESS IN THIS GRAND HOME AND AS YOU WALK THROUGH, YOU WILL APPRECIATE THE FINE CRAFTSMANSHIP OF HEAVY MOLDINGS AND DETAILS THAT MAKE THIS HOME SO SPECIAL. PLEASE ACCEPT OUR INVITATION TO EXPERIENCE THIS HOME FOR YOURSELF AND WHILE THERE, PICK UP A BROCHURE OUTLINING ALL THE EXTRAS THAT ARE TO NUMEROUS TO MENTION HERE. POOL TABLE, LIGHT AND RUG IN FAM RM DO NOT CONVEY. SQUARE FOOTAGE APPROX, BUYER TO VERIFY.

Information deemed to be reliable although not guaranteed

Sold properties

Total # of Listings 3

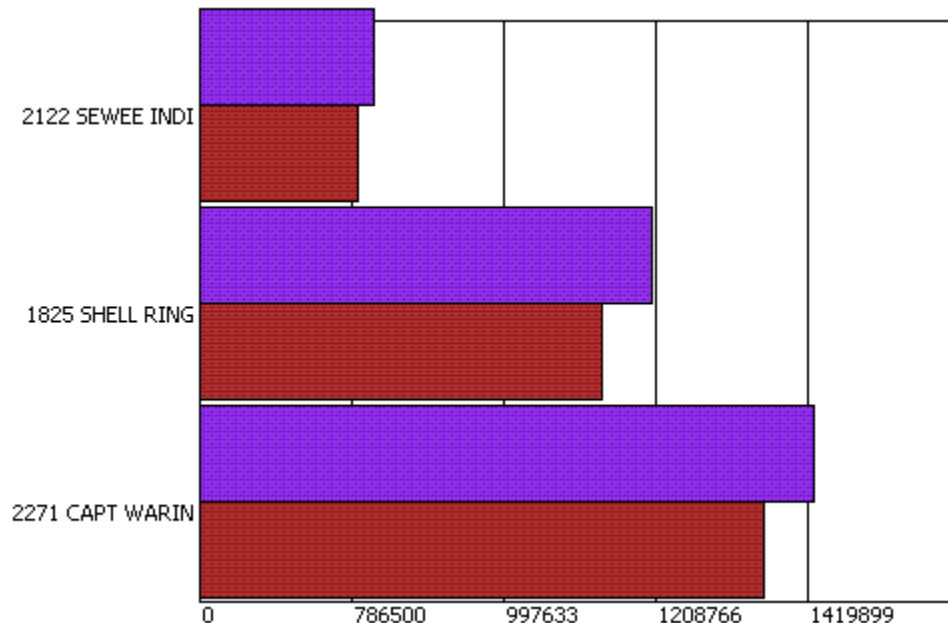
Lowest Price Listing \$786,500

Highest Price Listing \$1,350,000

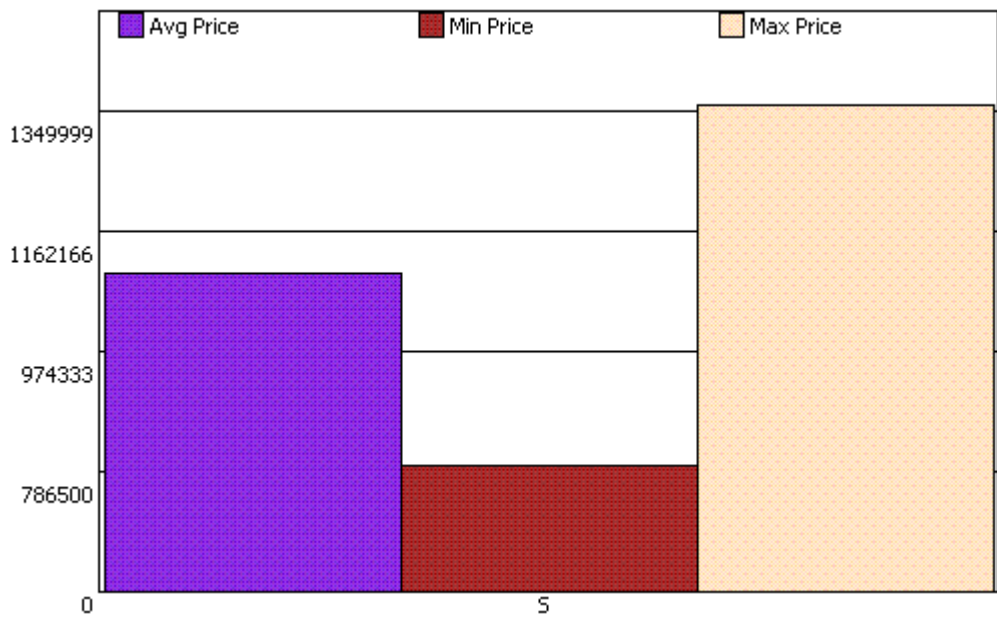
Average Price \$1,087,167

Avg. Price/SqFt \$226

Avg. Days on Market 70



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$786,500	\$1,350,000	\$1,087,167	\$226
Total Averages	\$786,500	\$1,350,000	\$1,087,167	\$226

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
2122 SEWEE INDIAN CT	\$809,000	\$786,500	7	2.8%	\$196.04
1825 SHELL RING CIR	\$1,195,000	\$1,125,000	132	5.9%	\$216.97
2271 CAPT WARING CT	\$1,419,900	\$1,350,000	72	4.9%	\$263.88
Total Averages	\$1,141,300	\$1,087,167	70	4.7%	\$226

Property Summary

. Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1 S	2122 SEWEE INDIAN CT	4	3/1	4,012	2000	\$809,000	\$786,500	06/10/2005	7
2 S	1825 SHELL RING CIR	4	4/2	5,185	2001	\$1,195,000	\$1,125,000	07/15/2005	132
3 S	2271 CAPT WARING CT	4	5/0	5,116	1992	\$1,419,900	\$1,350,000	06/13/2005	72

