


Properties Recently Sold

	Addr: 13 LEEANN LANE	MLS#: 2523293 #1
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$579,900	Sold Price: \$577,900	\$/Sqft: \$312.38
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,850
LstDate: 07/26/2005	SldDate: 09/23/2005	
Year Built: 2000	Parking: Off-st Prkng	DOM: 29
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: -		Acres: 0.11
Subdivision: ION	Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Dishwasher, Whirlpool, Washer, Dryer, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level	

Agent Comments:

Remarks: Elegant Charleston single with double side porches situated in award winning neo-traditional subdivision. Enjoy the breeze and watch life meander by. Living spaces filled with cheerful sun light. Well appointed living area with heart of pine flooring, built-ins and gas log fireplace. Large open kitchen with Jennair gas cooktop plenty of counter space and spacious center island/bar. Open plan dining area with heart of pine flooring or use the flex space 1st floor 3rd bedroom as an elegant separate dining room or private library/study/office. Master bedroom upstairs with peeks of East Lake from bedroom and master bath. Sizeable walk-in closet. Larger 2nd bedroom with peeks of West Lake and en-suite bathroom. Huge upstairs laundry room. And of course outside access to upstairs breezy porch. Small attached potting shed at rear. Easy access to lons beautiful freshwater Lakes for swimming and kayaking, jogging trails along the creek for exercise, and to lons boat ramp, club house on the creek and boating facilities. A peace of paradise.

	Addr: 324 SHELMORE BLVD	MLS#: 2525180 #2
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$719,900	Sold Price: \$710,000	\$/Sqft: \$308.70
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,300
LstDate: 08/15/2005	SldDate: 09/28/2005	
Year Built: 2003	Parking: Off-st Prkng	DOM: 7
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 8000		Acres: 0.18
Subdivision: ION	Features: Traditional Gas Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan Stucco SCE&G, MtP W&S Com Level, Wooded	

Agent Comments:

Remarks: Prism Award winning home built by Structures. Wrap front porch with french doors, open floor plan with flexibility of space,heart pine floors, beautifully maintained home and yard. Outside storage building and room for future garage. Light and airy with lots of windows and extra features.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 55 SOWELL ST	MLS#: 2503495 #3
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	Category: Residential
List Price: \$762,500	Sold Price: \$740,000	\$/Sqft: \$311.58
Beds: 4	Baths(F/H): 3/1	AprxSqFt: 2,375
LstDate: 02/01/2005	SldDate: 09/29/2005	
Year Built: 2000	Parking: 1 Car Garage	DOM: 63
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: .12		Acres: 0.12
Subdivision: ION		
Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level		

Agent Comments: _____

Remarks: PROPERTY IS OWNED BY BROKER. PROPERTY IS NOW ON LOCKBOX!! Property is under contract subject to inspection and appraisal.


	Addr: 107 CIVITAS ST	MLS#: 2522202 #4
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	Category: Residential
List Price: \$805,000	Sold Price: \$805,000	\$/Sqft: \$338.09
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 2,381
LstDate: 07/12/2005	SldDate: 12/28/2005	
Year Built: 2005	Parking: 2 Car Garage, Detached	DOM: 48
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 4729		Acres: 0.108
Subdivision: ION		
Features: Traditional Dishwasher, Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan Wood Siding MtP W&S Com Level		

Agent Comments: _____

Remarks: 3 Bedroom, 3 bath Lowcountry style home. This home features oak hardwood floors, gourmet kitchen with granite countertops, and a spacious living room with wood burning fireplace. This home also features a porch overlooking Civitas Street and 10'½ first floor ceilings.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 24 NOLEN WAY	MLS#: 2517907 #5
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$849,000	Sold Price: \$864,329	\$/Sqft: \$350.64
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,465
LstDate: 05/27/2005	SldDate: 12/09/2005	
Year Built: 2005	Parking: 1 Car Garage, Detached, Off-st Prkng	DOM: 4
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 1445		Acres: 0.079
Subdivision: ION	Features: Traditional Gas Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding, Stucco SCE&G, MtP W&S Com Level	

Agent Comments: _____

Remarks: 3 BR, 2 ½ BATH HOME WITH CARIBBEAN INFLUENCED DESIGN OVERLOOKING MAYBANK GREEN PARK. THE FIRST FLOOR FEATURES BRAZILIAN CHERRY FLOORING, 11' CEILINGS, SEPARATE DINING ROOM, SPACIOUS LIVING ROOM AND KITCHEN OVERLOOKING THE PARK. THE SECOND FLOOR FEATURES THE LARGE MASTER SUITE WITH BALCONY OVERLOOKING THE PARK, TWO ADDITIONAL BEDROOMS, BRAZILIAN CHERRY FLOORS AND 10' CEILINGS. THIS HOME ALSO FEATURES A DETACHED ONE-CAR GARAGE WITH STORAGE.

	Addr: 16 NOLEN WAY	MLS#: 2521017 #6
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$849,900	Sold Price: \$849,900	\$/Sqft: \$344.79
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,465
LstDate: 06/30/2005	SldDate: 12/21/2005	
Year Built: 2005	Parking: 1 Car Garage, Detached, Off-st Prkng	DOM: 122
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 2911		Acres: 0.067
Subdivision: ION	Features: Other Gas Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Garbage Disp, Ceiling Fan, Other Stucco SCE&G, MtP W&S Com Level, Inside	


Agent Comments: _____

Remarks: 3 BR, 2 ½ bath home with Caribbean influenced design overlooking Maybank Green Park. The first

floor features new heartpine flooring, 11' ceilings, separate dining room, spacious living room and kitchen overlooking the park. The second floor features the large master suite with balcony overlooking the park, two additional bedrooms, heartpine floors and 10' ceilings. This home also features a detached one-car garage with storage.

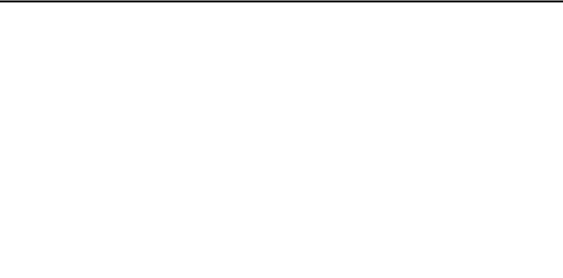
Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 62 EASTLAKE RD	MLS#: 2516234 #7	
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential	
	List Price: \$869,000	Sold Price: \$869,000	\$/Sqft: \$316.00
	Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,750
	LstDate: 05/09/2005	SldDate: 09/01/2005	
	Year Built: 2002	Parking: Off-st Prkng	DOM: 21
	ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
	Lot: 12632 SQ FT.		Acres: 0.29
	Subdivision: ION		
	Features: Chas. Single Elect Range, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Security Sys, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level		

Agent Comments:

Remarks: WOW! ONE OF I'ON'S BEST HOMES! THIS REMARKABLE CHARLESTON SINGLE OFFERS WONDERFUL DETAIL AND CUSTOM FINISHES WITH A FABULOUS PRIVATE GARDEN AND COURTYARD ON ALMOST 1/3 OF AN ACRE! ON THE FIRST LEVEL, THERE IS A FORMAL LIVING ROOM W/GAS FIREPLACE, FORMAL DINING ROOM, FAMILY ROOM W/WOOD BURNING FIREPLACE, A GOURMET KITCHEN WITH BEAUTIFUL CUSTOM CABINETRY, GRANITE COUNTERS, SUB-ZERO REFRIGERATOR, BOSCH DISHWASHER, GAS COOKTOP, WINE COOLER, AND A GORGEOUS ANTIQUE KITCHEN ISLAND! THERE IS ALSO A SEPARATE EAT-IN AREA ADJACENT TO THE KITCHEN WHICH LEADS TO THE SCREENED PORCH. THE LIVING AREA HAS MANY LARGE WINDOWS AND DOORS THAT BRING THE BEAUTIFUL VIEWS OF THE GARDEN INTO THE HOME! UPSTAIRS IS A WONDERFUL MASTER SUITE WITH A SPECTACULAR 20 FOOT VAULTED CELING AND ACCESS TO THE UPPER VERANDAH WHICH OVERLOOKS THE GARDEN. THERE ARE TWO ADDITIONAL BEDROOMS AND ONE BATH ON THIS LEVEL. THERE IS ALSO A BEAUTIFUL STAIRCASE THAT LEADS TO AN UNFINISHED 3RD LEVEL WHICH IS PERFECT FOR STORAGE OR POTENTIAL FOR ADDITIONAL LIVING SPACE. OTHER FEATURES INCLUDE BEAUTIFUL CUSTOM WINDOW TREATMENTS IN EACH OF THE ROOMS, GORGEOUS LIGHTING FIXTURES, DECORATIVE BATHROOM VANITIES, OAK HARDWOOD FLOORS, HEAVY TRIM PACKAGE, AMPLE PARKING IN THE REAR, AND MUCH MUCH MORE! THIS IS A ONE OF A KIND CHARLESTON SINGLE AND IS FABULOUS FOR ENTERTAINING FAMILY AND FRIENDS! IT WILL REMIND YOU OF SOME OF THE BEST HOMES IN DOWNTOWN CHARLESTON! THE DINING ROOM CHANDELIER AND THE FRONT GATE ARE FAMILY PIECES AND DO NOT CONVEY WITH THE HOME. SELLER IN PROCESS OF ADDING A CLOSET IN THE 3RD BEDROOM AND A SHOWER ATTACHMENT FOR THE CLAW TUB IN THE GUEST BATH.

	Addr: 189 SHELMORE BLVD	MLS#: 2514082 #8	
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential	
	List Price: \$915,000	Sold Price: \$875,000	\$/Sqft: \$273.44
	Beds: 4	Baths(F/H): 3/1	AprxSqFt: 3,200
	LstDate: 04/21/2005	SldDate: 09/21/2005	



Year Built: **2005**

Parking: **Off-st
Prkng**

DOM: **68**

ElemSch: **JAMES
EDWARDS**

Mid: **MOULTRIE**

High: **WANDO**

Lot: **6595**

Acres: **0.151**

Subdivision: **ION**


Features: **Traditional Gas Range, Elec Wal Ovn, M/w
Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer
Conn Wood Siding SCE&G, MtP W&S Com Level**

Agent Comments: _____

Remarks: 4 BR, 3 ½ HOME OVERLOOKING PERSEVERANCE SQUARE PARK. THE FIRST FLOOR FEATURES A LARGE OPEN KITCHEN AND LIVING AREA WITH FIREPLACE, FORMAL DINING ROOM, HEARTPINE FLOORS AND FIRST FLOOR MASTER SUITE. THE SECOND FLOOR HAS THREE BEDROOMS AND AN OPEN SPACE THAT CAN BE USED AS A MEDIA OR PLAYROOM. THIS HOME ALSO HAS A COVERED PORCH, 10' FIRST FLOOR CEILINGS BUILT BY RAVENEL CUSTOM HOMES AND AVAILABLE FOR \$915,000.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 79 MOULTRIEVILLE RD	MLS#: 2518858 #9	
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S	
	List Price: \$929,000	Sold Price: \$915,000	Category: Residential
	Beds: 5	Baths(F/H): 4/1	\$/Sqft: \$264.45
	LstDate: 06/08/2005	SldDate: 10/25/2005	AprxSqFt: 3,460
	Year Built: 2005	Parking:	DOM: 82
	ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
	Lot: 7833		Acres: 0.179
	Subdivision: ION		
	Features: Traditional Elec Wal Ovn, Gas Cooktop Wood Siding, Stucco SCE&G, MtP W&S Com Level, Wooded, Inside, Other		

Agent Comments: _____

Remarks: 5BR, 4 1/2 BATH HOME ON A BEAUTIFUL HOMESITE IN ION. THIS HOME FEATURES A GOURMENT KITCHEN, HARDWOOD FLOORS ON THE FIRST FLOOR & UPPER PLAY ROOM. TEN FOOT CEILINGS ON THE FIRST AND SECOND FLOOR. THE BEAUTIFUL MASTER BEDROOM IS ON THE FIRST FLOOR.


	Addr: 11 BOATHOUSE CLOSE	MLS#: 2519029 #10	
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S	
	List Price: \$935,000	Sold Price: \$935,000	Category: Residential
	Beds: 5	Baths(F/H): 3/1	\$/Sqft: \$222.62
	LstDate: 06/09/2005	SldDate: 11/10/2005	AprxSqFt: 4,200
	Year Built: 1999	Parking: 2 Car Garage, Attached	DOM: 140
	ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
	Lot: 0		Acres: 0.14
	Subdivision: ION		
	Features: Traditional Elect Range, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level, Cul-de-sac		

Agent Comments: _____

Remarks: Spacious, grand home with spectacular lake views. 5 Bedrooms plus entertainment/den area. Lots of great features-hardwood floors, granite countertops, cherry kitchen cabinets, irrigation, central vac., 3 HVAC units, two 85 gal. hot water heaters plus a two car garage. Priced to sell-master BR has a sitting room and deck-Bath could easily be expanded. Rooftop deck is spectacular.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 73 SOWELL ST	MLS#: 2516937 #11	
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S	
	Category: Residential		
	List Price: \$1,100,000	Sold Price: \$1,010,000	\$/Sqft: \$228.71
	Beds: 5	Baths(F/H): 4/1	AprxSqFt: 4,416
	LstDate: 05/16/2005	SldDate: 11/04/2005	
	Year Built: 2001	Parking: 3 Car Garage, Detached	DOM: 105
	ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
	Lot: 0		Acres: 0
	Subdivision: ION	Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Garbage Disp Stucco SCE&G, Comm Pub Wks Level, High, Corner, Lakefront	

Agent Comments:

Remarks: A RARE FIND IN ION...PREMIER LOCATION IN MOUNT PLEASANT. GRAND LAKEFRONT HOME WITH BEST VIEWS OF THE LAKE. LARGE WARP AROUND PORCHES TO ENJOY THE BREEZE OFF THE LAKE. THE GROUND FLOOR LEVEL COULD BE THE PERFECT IN LAW SUITE WITH A LARGE LIVING AREA, KITCHEN AREA HOOKUPS, AND BEDROOM WITH A FULL BATH. MARBLE OF THE FLOORS THROUGH OUT THE FIRST FLOOR. ACCESS TO THE BACK COURTYARD AND GROUND LEVEL PORCHES. THE SECOND FLOOR LEVEL HAS WOOD FLOORS WITH A GRAND LIVING ROOM DINING ROOM COMBO. THE THIRD FLOOR HAS TWO OR THREE BEDROOMS WITH TWO FULL BATHS AND ACCESS TO THE PORCH FROM TWO OF THE ROOMS. THIS HOME FEATURES ACCESS TO THE ROOF. THE DETACHED THREE CAR GARAGE FEATURES A LARGE ROOM OVER THE GARAGE AND A FULL BATH. A KITCHEN COULD EASILY BE ADDED TO CONVERT THIS AREA INTO A PRIVATE ESCAPE FOR YOUR GUEST.


	Addr: 18 SATURDAY RD	MLS#: 2520207 #12	
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S	
	Category: Residential		
	List Price: \$1,295,000	Sold Price: \$1,250,000	\$/Sqft: \$308.64
	Beds: 4	Baths(F/H): 5/1	AprxSqFt: 4,050
	LstDate: 06/20/2005	SldDate: 12/07/2005	
	Year Built: 2001	Parking: 2 Car Garage, Detached	DOM: 61
	ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
	Lot: 8712		Acres: 0.2
	Subdivision: ION	Features: Traditional Elect Range, Gas Cooktop, M/w Built-in, Refrigerator, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level, High, Marshfront	

Agent Comments: _____

Remarks: A STUNNING HOME WITH DOUBLE PORCHES OVERLOOKING THE MARSH AND LOCATED IN ONE OF THE BEST SECTIONS OF I'ON! THIS BEAUTIFUL AND OPEN FLOOR PLAN OFFERS MANY HIGH END FEATURES INCLUDING BRAZILIAN CHERRY FLOORS, CUSTOM CHERRY CABINETRY, DACOR GAS COOKTOP, WARMING DRAWER, WINE COOLER, TWO MASTER SUITES, AND TWO FIREPLACES! THE FIRST FLOOR HAS A LARGE KITCHEN WITH CENTER ISLAND, DINING ROOM, A BEAUTIFUL FAMILY ROOM WITH FRENCH DOORS OPENING TO THE REAR COVERED PORCH. ON THE 2ND FLOOR, THERE IS A GORGEOUS MASTER SUITE WITH ACCESS TO THE UPPER PORCH AND A VERY LARGE SITTING ROOM WITH FIREPLACE! THE TWO ADDITIONAL BEDROOMS ON THIS LEVEL EACH HAVE THEIR OWN BATHROOMS. THE DETACHED TWO CAR GARAGE HAS A FINISHED ROOM ABOVE THAT COULD SERVE AS A 5TH BEDROOM OR STUDIO AND IT ALSO HAS A FULL BATHROOM. THIS IS AN ABSOLUTELY BEAUTIFUL HOME THAT IS PERFECT FOR A GROWING FAMILY AND WONDERFUL FOR ENTERTAINING FAMILY AND FRIENDS. YOU MUST SEE THIS FABULOUS HOME! SQUARE FOOTAGE OF 4,050 INCLUDES FROG. WITHOUT FROG, SQUARE FOOTAGE IS 3,683.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 39 MONTROSE ROAD	MLS#: 2517928 #13
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$1,349,900	Sold Price: \$1,260,000	\$/Sqft: \$352.35
Beds: 4	Baths(F/H): 4/1	AprxSqFt: 3,576
LstDate: 05/27/2005	SldDate: 11/15/2005	
Year Built: 2005	Parking: 2 Car Garage	DOM: 129
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 8622		Acres: 0.198
Subdivision: ION		
Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Gar Dr Openr, Ceiling Fan Wood Siding, Stucco SCE&G, MtP W&S Com Level		

Agent Comments: _____

Remarks: 4 BR, 4 1/2 BATH HOME WITH CREOLE INFLUENCED DESIGN AND MANY FINE TOUCHES. THE GRAND FIRST FLOOR HAS HEART PINE FLOORING, FORMAL DINING ROOM, STUDY, GOURMET KITCHEN AND LARGE LIVING ROOM WITH FIREPLACE THAT OPENS ONTO A COVERED PORCH. THE FIRST FLOOR ALSO FEATURES THE HUGE MASTER SUITE WITH LARGE BATH THAT HAS TWO WALK-IN CLOSETS. THE SECOND LEVEL HAS THREE BEDROOM EACH HAVING THEIR OWN FULL BATH AND WALK-IN CLOSET. OTHER FINE FEATURES OF THIS HOME INCLUDE 10' FIRST AND SECOND FLOOR CEILINGS AND A TWO-CAR DETACHED GARAGE.


	Addr: 18 FERNANDINA ST	MLS#: 2522203 #14
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$1,350,000	Sold Price: \$1,390,000	\$/Sqft: \$421.21
Beds: 4	Baths(F/H): 4/1	AprxSqFt: 3,300
LstDate: 07/12/2005	SldDate: 01/12/2006	
Year Built: 2005	Parking: 2 Car Garage	DOM: 35
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 5127		Acres: 0.117
Subdivision: ION		
Features: Traditional Elec Wal Ovn, Gas Cooktop, Dishwasher, Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level, Lakefront		

Agent Comments: _____

Remarks: 4 Bedroom, 4 ½ bath two-story home overlooking Westlake in l'On. This home features oak flooring throughout, gourmet kitchen with granite countertops and living room with fireplace. This home also includes a two-car detached garage with unfinished room above and over 1000sqft of porches overlooking the lake.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 122 IONSBOROUGH	MLS#: 2525979 #15
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$1,387,000	Sold Price: \$1,353,500	\$/Sqft: \$322.26
Beds: 5	Baths(F/H): 4/1	AprxSqFt: 4,200
LstDate: 08/23/2005	SldDate: 11/10/2005	
Year Built: 2005	Parking: 2 Car Garage	DOM: 9
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 4115		Acres: 0.094
Subdivision: ION	Features: Traditional Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding, Stucco MtP W&S Com Cul-de-sac, Corner	

Agent Comments: _____

Remarks: Remarkable home on very quaint street in I'ON. Many wonderful architectural details in this 2 story home. You will find 4 bedrooms 3 1/2 bath. large walk-in closet. Extensive moldings and much more!

	Addr: 19 HOPETOWN RD	MLS#: 2502340 #16
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$1,450,000	Sold Price: \$1,325,000	\$/Sqft: \$339.74
Beds: 5	Baths(F/H): 4/1	AprxSqFt: 3,900
LstDate: 01/21/2005	SldDate: 09/16/2005	
Year Built: 2005	Parking: 2 Car Garage, Detached	DOM: 115
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 8517		Acres: 0.195
Subdivision: ION	Features: Traditional Gas Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Marshfront	


Agent Comments: _____

Remarks: THIS TRADITIONAL STYLE HOME ON THE MARSH IS A MUST SEE! OPEN FLOORPLAN ON FIRST FLOOR WITH GREAT ROOM W/FIREPLACE, BUILT IN PLASMA TV, WHICH OPENS TO GOURMET STYLE KITCHEN, APPLIANCE PACKAGE, SEPARATE DINING ROOM AND THE FIRST OF 5 BEDROOMS WITH FULL BATH. MASTER BEDROOM ON SECOND FLOOR ALONG WITH 2 BEDROOMS, JACK & JILL BATH. SECOND FLOOR HAS BONUS ROOM WITH FULL BATH THAT MAY BE USED FOR 5TH BEDROOM. ADDITIONAL FEATURES TO THIS WONDERFUL HOME ARE ANTIQUE HEART FLOORING, DETAIL CROWN

MOLDING PACKAGE FOR COMMON AREAS, EXOTIC HARDWOOD DECKS. HAS A MOTHER-IN-LAW SUITE OVER DETACHED GARAGE.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 129 PONSBURY	MLS#: 2531695 #17
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$1,499,500	Sold Price: \$1,450,000	\$/Sqft: \$320.16
Beds: 5	Baths(F/H): 5/1	AprxSqFt: 4,529
LstDate: 10/21/2005	SldDate: 01/03/2006	
Year Built: 2002	Parking: 2 Car Garage	DOM: 24
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 4751 SQ FT		Acres: 0.11
Subdivision: ION		
Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Brick Veneer, Wood Siding SCE&G, MtP W&S Com High, Corner, Lakefront		

Agent Comments:

Remarks: Rarely does a home of this quality and style become available in the Charleston area. Elegant gardens, incomparable views and superb craftsmanship are the hallmark features of this home. The 4,000 sq.ft. main house features 4 bedrooms, 4 1/2 baths, livingroom, diningroom, familyroom, study, dble piazzas, 10 ft. ceilings, wood floors, heavy moldings, custom cherry cabinetry, and a kitchen to delight any gourmet with Sub Zero refrig., Thermador dble wall ovens, warming drawer, 6 burner gas cooktop plus grill, dble drawer Fisher Paykel dishwasher and more. Granite in kitchen and all baths. Lower level of main home features coffered ceilings, guest suite with private courtyard entrance. The carriage house/garage features another 536 sq.ft. upstairs that has been finished with hardwood floors, full bath and even has a generator!


	Addr: 23 HOPETOWN RD	MLS#: 2506621 #18
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S Category: Residential
List Price: \$1,850,000	Sold Price: \$1,730,000	\$/Sqft: \$390.96
Beds: 5	Baths(F/H): 5/1	AprxSqFt: 4,425
LstDate: 02/26/2005	SldDate: 10/14/2005	
Year Built: 2004	Parking: 2 Car Garage, Detached, Off-st Prkng, Other	DOM: 161
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO
Lot: 8766		Acres: 0.201
Subdivision: ION		
Features: Traditional Gas Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Hot Tub/spa, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level, Cul-de-sac, Marshfront		

Agent Comments: _____

Remarks: COOLEST HOUSE IN I'ON. OWNER BUILDER IS VIKING CONTRACTORS AND INTERIOR WAS PROFESSIONALLY DESIGNED. THIS HOUSE HAS ALL OF THE BELLS AND WHISTLES AND MANY CUSTOM FEATURES. OUTDOOR KITCHEN, MAHOGANY WALLS AND CEILINGS, GOURMET KITCHEN WITH VIKING, MIELE AND WOLFE APPLIANCES, SHUTTERS AND BLINDS ALL CONVEY, EXTENSIVE WOODWORK IN HOUSE AND FABULOUS FLOOR PLAN.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 50 HOPETOWN ROAD	MLS#: 2508987	#19
	City/Area: MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41	S	Category: Residential
List Price: \$2,600,000	Sold Price: \$2,500,000	\$/Sqft: \$471.70	
Beds: 6	Baths(F/H): 5/1	AprxSqFt: 5,300	
LstDate: 03/14/2005	SldDate: 09/29/2005		
Year Built: 2005	Parking: 3+ Car Gar, 2 Car C/port	DOM: 157	
ElemSch: JAMES EDWARDS	Mid: MOULTRIE	High: WANDO	
Lot: 23000		Acres: 0	
Subdivision: ION	Features: Other Elect Range, Elec Wal Ovn, Gas Cooktop, Elec Cooktop, M/w Built-in, Refrigerator, Washer Conn, Dryer Conn, Whirlpool, Gar Dr Openr, Garbage Disp, Trash Cmpctr, Other Wood Siding SCE&G High, Marshfront		

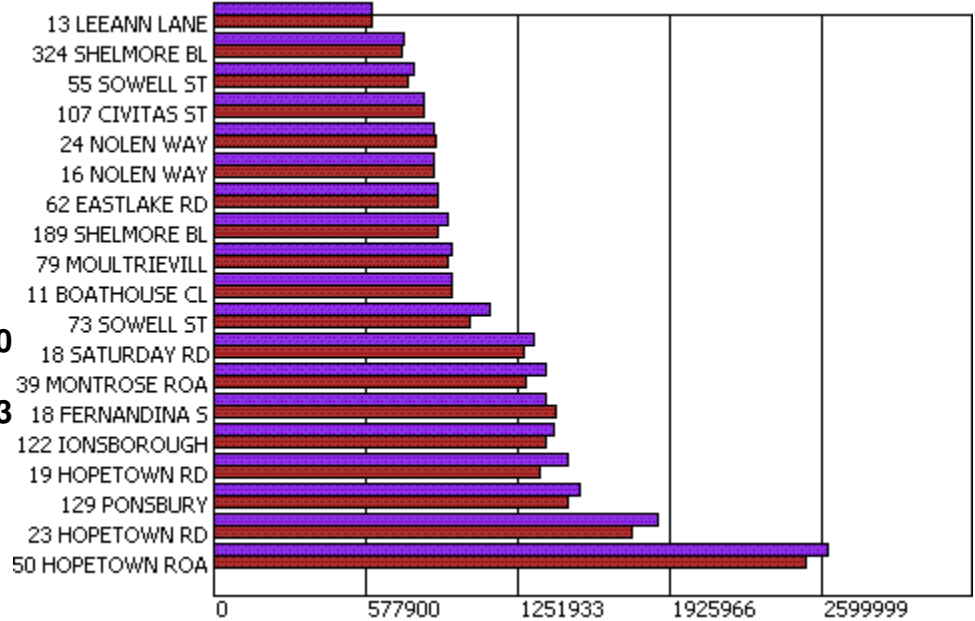
Agent Comments:

Remarks: EXCEPTIONAL HOME WITH 19TH CENTURY GRAND LOW COUNTRY HOUSE DESIGN ON ONE OF THE CHOICEST DOUBLE LOTS OVERLOOKING MARSH AND SLEW WITH HOBCAW CREEK VIEWS. BEAU CLOWNEY DESIGN, DALEY AND SAWYER BUILT, WITH WERTIMER ASS. LANDSCAPEING MAKE THIS LOWCOUNTRY HOME A UNIQUE OFFERING WITHIN ION. ATTENTION TO DETAILS ENHANCE THE CHARM AND LIVABILITY FOR TODAY'S LIFESTYLES. 11' CEILINGS ON 1ST FLOOR, 9 & 10' CEILINGS ON 2ND FLOOR. LGE. DESIGNER KITCHEN W/FP/WINE COOLER/ICE MAKER, GE PROF. GRADE APPL. FORMAL LR W/FIREPLACE, FAMILY ROOM, LIBRARY, MASTER BEDROOM SUITE 800 SF (ON 1ST FL) INCLUDES SITTING ROOM & OPENS ON TO PAITO GARDEN OVERLOOKING MARSH. UPSTAIRS BED ROOMS/ARTIST'S STUDIO/OR OFFICE/SEPERATE PORCH OVERLOOKING MARSH AND GARDEN. STATE OF THE ART BATHS/KITCHEN/HOME ENTERTAINMENT OPTIONS/ELEVATOR/ FLOORS 5" BRAZILIAN CHERRY & ROSEWOOD INCLUDING ALL BATHROOMS AND CLOSETS. MAHOGANY DOORS. KOHLER PLUMBING FIXTURES. PRIVATE GUEST COTTAGE ABOVE GARAGE. COMPLETE DISCRPTION OF ALL DETAILS AVAILABLE WITH ELEVATIONS AND LANDSCAPE PLAN. EXCEPTONAL PROPERTY- EXCEPTIONAL LOCATION!

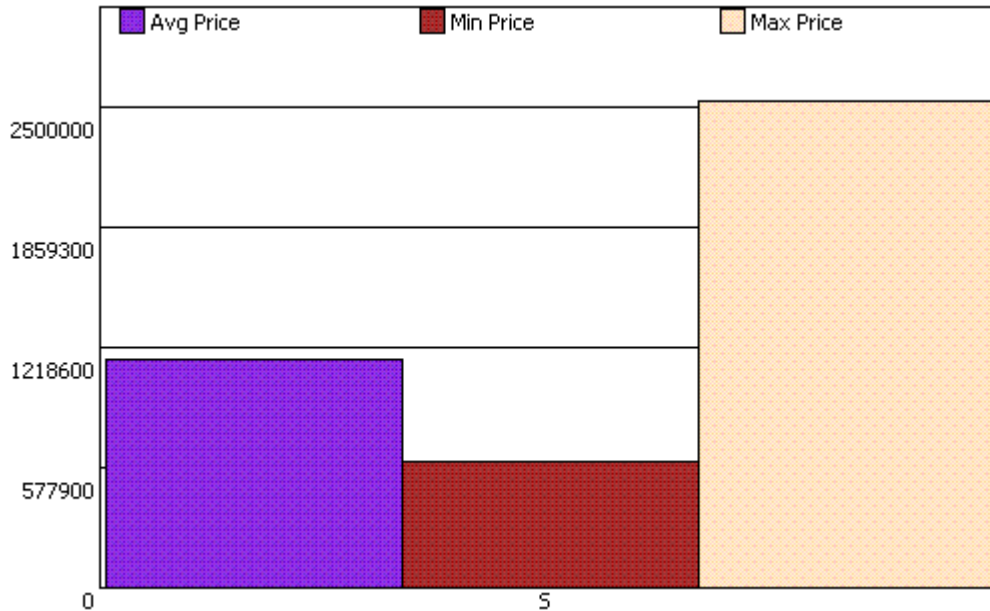
Information deemed to be reliable although not guaranteed

Sold properties

Total # of Listings 19
Lowest Price Listing \$577,900
Highest Price Listing \$2,500,000
Average Price \$1,126,823
Avg. Price/SqFt \$326
Avg. Days on Market 73



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$577,900	\$2,500,000	\$1,126,823	\$326
Total Averages	\$577,900	\$2,500,000	\$1,126,823	\$326

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
13 LEEANN LANE	\$579,900	\$577,900	29	0.3%	\$312.38
324 SHELMORE BLVD	\$719,900	\$710,000	7	1.4%	\$308.70
55 SOWELL ST	\$762,500	\$740,000	63	3.0%	\$311.58
107 CIVITAS ST	\$805,000	\$805,000	48	0.0%	\$338.09
24 NOLEN WAY	\$849,000	\$864,329	4	-1.8%	\$350.64
16 NOLEN WAY	\$849,900	\$849,900	122	0.0%	\$344.79
62 EASTLAKE RD	\$869,000	\$869,000	21	0.0%	\$316.00
189 SHELMORE BLVD	\$915,000	\$875,000	68	4.4%	\$273.44
79 MOULTRIEVILLE RD	\$929,000	\$915,000	82	1.5%	\$264.45
11 BOATHOUSE CLOSE	\$935,000	\$935,000	140	0.0%	\$222.62
73 SOWELL ST	\$1,100,000	\$1,010,000	105	8.2%	\$228.71
18 SATURDAY RD	\$1,295,000	\$1,250,000	61	3.5%	\$308.64
39 MONTROSE ROAD	\$1,349,900	\$1,260,000	129	6.7%	\$352.35
18 FERNANDINA ST	\$1,350,000	\$1,390,000	35	-3.0%	\$421.21
122 IONSBOROUGH	\$1,387,000	\$1,353,500	9	2.4%	\$322.26
19 HOPETOWN RD	\$1,450,000	\$1,325,000	115	8.6%	\$339.74
129 PONSBURY	\$1,499,500	\$1,450,000	24	3.3%	\$320.16
23 HOPETOWN RD	\$1,850,000	\$1,730,000	161	6.5%	\$390.96
50 HOPETOWN ROAD	\$2,600,000	\$2,500,000	157	3.8%	\$471.70

Total Averages	\$1,162,926	\$1,126,823	73	3.1%	\$326
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Property Summary

	Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S	13 LEEANN LANE	3	3/0	1,850	2000	\$579,900	\$577,900	09/23/2005	29
2	S	324 SHELMORE BLVD	3	2/1	2,300	2003	\$719,900	\$710,000	09/28/2005	7
3	S	55 SOWELL ST	4	3/1	2,375	2000	\$762,500	\$740,000	09/29/2005	63
4	S	107 CIVITAS ST	3	3/0	2,381	2005	\$805,000	\$805,000	12/28/2005	48
5	S	24 NOLEN WAY	3	2/1	2,465	2005	\$849,000	\$864,329	12/09/2005	4
6	S	16 NOLEN WAY	3	2/1	2,465	2005	\$849,900	\$849,900	12/21/2005	122
7	S	62 EASTLAKE RD	3	2/1	2,750	2002	\$869,000	\$869,000	09/01/2005	21
8	S	189 SHELMORE BLVD	4	3/1	3,200	2005	\$915,000	\$875,000	09/21/2005	68
9	S	79 MOULTRIEVILLE RD	5	4/1	3,460	2005	\$929,000	\$915,000	10/25/2005	82
10	S	11 BOATHOUSE CLOSE	5	3/1	4,200	1999	\$935,000	\$935,000	11/10/2005	140
11	S	73 SOWELL ST	5	4/1	4,416	2001	\$1,100,000	\$1,010,000	11/04/2005	105
12	S	18 SATURDAY RD	4	5/1	4,050	2001	\$1,295,000	\$1,250,000	12/07/2005	61
13	S	39 MONTROSE ROAD	4	4/1	3,576	2005	\$1,349,900	\$1,260,000	11/15/2005	129
14	S	18 FERNANDINA ST	4	4/1	3,300	2005	\$1,350,000	\$1,390,000	01/12/2006	35
15	S	122 IONSBOROUGH	5	4/1	4,200	2005	\$1,387,000	\$1,353,500	11/10/2005	9
16	S	19 HOPETOWN RD	5	4/1	3,900	2005	\$1,450,000	\$1,325,000	09/16/2005	115
17	S	129 PONSBURY	5	5/1	4,529	2002	\$1,499,500	\$1,450,000	01/03/2006	24
18	S	23 HOPETOWN RD	5	5/1	4,425	2004	\$1,850,000	\$1,730,000	10/14/2005	161
19	S	50 HOPETOWN ROAD	6	5/1	5,300	2005	\$2,600,000	\$2,500,000	09/29/2005	157

