


Properties Recently Sold

	Addr: 4002 CAMERON BLVD	MLS#: 2409508 S#1
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$969,000	Sold Price: \$960,000	\$/Sqft: \$456.06
Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,105
LstDate: 04/07/2004	SldDate: 02/01/2005	
Year Built: 1992	Parking: 2 Car Garage	DOM: 196
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 68X110X68X110		Acres: 0
Subdivision: ISLE OF PALMS		
Features: Traditional Vinyl Siding SCE&G Level, Ocean View		

Agent Comments: _____

Remarks: ELEVATED BEACH HOME WITH OCEAN PEAKS. SHORT WALK TO THE BEACH. SCREEN PORCH, DECK AND HARDWOODS DOWN. MASTER BATH WITH JACUZZI TUB AND SEPARATE SHOWER. INGROUND SWIMMING POOL. SQ .FT. APPROX. PLEASE MEASURE. CURRENTLY UNDER RENOVATION.

	Addr: 712 CAROLINA BLVD	MLS#: 2403620 S #2
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,089,000	Sold Price: \$1,045,000	\$/Sqft: \$303.78
Beds: 6	Baths(F/H): 4/0	AprxSqFt: 3,440
LstDate: 02/06/2004	SldDate: 02/15/2005	
Year Built: 1998	Parking: 3+ Car Gar	DOM: 328
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 60X180		Acres: 0
Subdivision: ISLE OF PALMS		
Features: Traditional Elec Wal Ovn, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn Other Level, High, Beach Access, Ocean View		

Agent Comments: _____

Remarks: ENTERTAINERS DREAM WITH MULTIPLE LIVING AREAS PLUS BAR AND FIREPLACE UPSTAIRS. THE FLOOR PLAN IS VERY OPEN AND EASY MAINTENANCE WITH TILE FLOORS THROUGH FIRST AND SECOND LEVEL, WITH EXCEPTION OF HARDWOOD IN MASTER. FIRST FLOOR SCREENED PORCH AND SECOND FLOOR DECK TO ENJOY THE OCEAN BREEZE.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 3773 SEABROOK ISLAND RD	MLS#: 2424607	#3	
	City/Area: SEABROOK ISLAND/KIAWAH AND SEABROOK ISLANDS	Category: Residential		
	List Price: \$1,095,000	Sold Price: \$995,000	\$/Sqft: \$213.02	
	Beds: 4	Baths(F/H): 3/1	AprxSqFt: 4,671	
	LstDate: 08/25/2004	SldDate: 03/31/2005		
	Year Built: 1974	Parking: 2 Car Garage, Detached, Off-st Prkng	DOM: 161	
	ElemSch: ANGEL OAK	Mid: HAUT GAP	High: ST. JOHNS	
	Lot: 149X160X150X162	Acres: 0		
	Subdivision: SEABROOK ISLAND			
	Features: Contemporary Elect Range, Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Gar Dr Openr, Garbage Disp Brick Veneer, Stucco Bk Elec Coop, SI W/S Dist Level, On Golf Crse, Beach Access, Ocean View			

Agent Comments:

Remarks: A CONTEMPORARY HOME UNLIKE ANY OTHER ON SEABROOK ISLAND! THIS HOUSE IS SPACIOUS AND BRIGHT AND THE PERFECT PLACE FOR SOMEONE WITH INTERNATIONAL TASTE AND FLAIR. THE OPEN PLAN LIVING ROOM AND DINING ROOM FLOW OUT INTO A WONDERFUL GARDEN AND ALONG WITH THE OCEAN VIEWS THIS SPACE IS PERFECT FOR ENTERTAINING. THE BRIGHT KITCHEN HAS A CHARMING HERB GARDEN JUST OUTSIDE THE DOOR AND A GREAT PATIO AND DECK FOR OUTDOOR LIVING. THE BEAUTIFUL BEACH AND THE BEACH CLUB ARE JUST STEPS AWAY AND THE FABULOUS GOLF COURSE IS RIGHT OUT YOUR BACK DOOR. THIS HOUSE HAS EVERYTHING!

	Addr: 10 SEAGRASS LN	MLS#: 2500436	S #4	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential		
	List Price: \$1,195,000	Sold Price: \$1,195,000	\$/Sqft: \$582.93	
	Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,050	
	LstDate: 01/03/2005	SldDate: 05/04/2005		
	Year Built: 1992	Parking: 1 Car Garage	DOM: 85	
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO	
	Lot:	Acres: 0		
	Subdivision: WILD DUNES			
	Features: Traditional Gas Cooktop, Refrigerator, Dishwasher, Washer, Dryer Wood Siding SCE&G, loP W/S Comm Level, Cul-de-sac, Marshfront, Ocean View			

Agent Comments:

Remarks: UNIQUE ISLAND HOME WITH INCREDIBLE VIEWS OF DEWEES INLET AND OCEAN. THE

SEAGRASS LIFESTYLE OFFERS PRIVATE BOARDWALK THROUGH THE MARSH TO THE OCEAN AND A PRIVATE CRAB DOCK. BIG THINGS COME IN SMALL PACKAGES! COMPLETELY RENOVATED HOME OFFERS WARM HARDWOOD FLOORS, UPDATED BATHS, AND MODERNIZED KITCHEN. THE SPLENDOR OF THE MARSH VIEWS AND OCEAN VIEWS NEED NO IMPROVEMENTS. OPEN UP WINDOWS AND HEAR THE OCEAN. FOUR DECKS TO ENJOY ALL THE WONDEFUL VIEWS!


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 4002 CAMERON BLVD	MLS#: 2506127 S #5
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,279,000	Sold Price: \$1,235,000	\$/Sqft: \$586.70
Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,105
LstDate: 02/22/2005	SldDate: 05/04/2005	
Year Built: 1992	Parking: 1.5 Car Gar	DOM: 2
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 68X110X68X110		Acres: 0
Subdivision: ISLE OF PALMS	Features: Traditional Elect Range, Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher, Washer, Dryer, Gar Dr Openr Cement Plank SCE&G Level, Ocean View	

Agent Comments: _____

Remarks: THIS HOME HAS BEEN TOTALLY UPDATED AND IS LIKE BRAND NEW. NEW ROOF, SIDING FAMILY ROOM, NEW DECKS, THE LIST KEEPS GOING! PLEASE CALL FOR A LIST OF UPGRADES. ELEVATED BEACH HOME WITH OCEAN VIEWS. SHORT WALK TO THE BEACH. SCREEN PORCH, DECK AND HARDWOODS DOWN. MASTER BATH WITH JACUZZI TUB AND SEPARATE SHOWER. BRAND NEW INGROUND SWIMMING POOL. PLEASE MEASURE. SQ .FT. HOUSE IS BEING SOLD WITH ALL NEW FURNITURE. SELLER IS ALSO RELACING SINKS AND TOLIETS IN 3 ORIGINAL BATHROOMS.

	Addr: 113 GRAND PAVILION	MLS#: 2504631 S #6
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,295,000	Sold Price: \$1,225,000	\$/Sqft: \$500.00
Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,450
LstDate: 02/09/2005	SldDate: 03/24/2005	
Year Built: 1995	Parking: 1 Car C/port	DOM: 12
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0X0		Acres: 0
Subdivision: WILD DUNES RESORT	Features: Contemporary Gas Range, Elec Wal Ovn, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Garbage Disp, Stacked W/d, Ceiling Fan, Other Wood Siding loP W/S Comm Corner, Beach Access, Ocean View	

Agent Comments: _____

Remarks: WILD DUNES RARE FIND...IMPECCABLE GRAND PAVILION HOUSE WITH OCEAN VIEWS FROM EVERY ROOM. IMMACULATE INTERIOR, MANY UPGRADES, INCLUDING GAS STOVE, HARDWOOD FLOORS, PLANTATION SHUTTERS THROUGHOUT, FIREPLACE IN LIVING ROOM, CALIFORNIA CLOSETS

THROUGHOUT, FLOOR TO CEILING MIRRORS IN MASTER. EXQUISITELY MAINTAINED. PORCHES REHABBED LAST YEAR, EXTERIOR PAINTED 2 YEARS AGO, NEWER HEAT PUMP. GREAT RENTAL INCOME AND VIP RATING (HIGHEST AVAILABLE) FROM WILD DUNES RENTAL MANAGEMENT COMPANY. ALL PAVILION AMENITIES INCLUDING PRIVATE POOLS AND PRIVATE BEACH ACCESS. NON-SMOKING UNIT. SELLS FURNISHED. FABULOUS SECOND HOME OR INVESTMENT OPPORTUNITY.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 314 CHARLESTON BLVD	MLS#: 2503264 S#7
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,350,000	Sold Price: \$1,320,000	\$/Sqft: \$441.47
Beds: 7	Baths(F/H): 5/0	AprxSqFt: 2,990
LstDate: 01/27/2005	SldDate: 04/14/2005	
Year Built: 1951	Parking:	DOM: 0
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 60X140X60X125		Acres: 0.22
Subdivision: ISLE OF PALMS		
Features: Traditional SCE&G Beach Access, Ocean View		

Agent Comments: _____

Remarks: CUTE AS A BUTTON, EARLY 50S BEACH HOUSE IN THE IDEAL 2ND ROW LOCATION. GREAT OCEAN VIEWS, FULLY FURNISHED, A SWIMMING POOL, AND BOOKED WITH RENTALS! UPSTAIRS HAS PINE FLOORS, WALLS, AND CEILINGS WITH 4BR/2BA AND A LARGE PORCH. DOWNSTAIRS HAS 3BR/3BA. KITCHEN WAS COMPLETELY REMODELED IN MAY 2004.

	Addr: 1653 ASHLEY AVENUE	MLS#: 2419643 #8
	City/Area: FOLLY BEACH/FOLLY BEACH AND OUTER JAMES IS.	Category: Residential
List Price: \$1,450,000	Sold Price: \$1,162,500	\$/Sqft: \$415.18
Beds: 3	Baths(F/H): 4/1	AprxSqFt: 2,800
LstDate: 07/14/2004	SldDate: 04/22/2005	
Year Built: 2004	Parking: Other	DOM: 232
ElemSch: JAMES ISLAND ELEMENTARY	Mid: JAMES ISLAND	High: JAMES ISLAND
Lot: 0		Acres: 0
Subdivision: FOLLY BEACH		
Features: Jas Is PSD Beach Access, Ocean View		

Agent Comments: _____

Remarks: THIS HOME IS STILL UNDER CONSTRUCTION ABSOLUTLY BEAUTIFUL HOME WITH AWESOME VIEW OF THE OCEAN, TOP OF THE LINE APPLIANCES AND EQUIPTED WITH ITS OWN ELEVATOR! PLEASE NOTE THIS IS THE HOUSE BEHIND (MLS#2414460 THAT IS ALSO FOR SALE)

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 2302 ION AVE	MLS#: 2322118 S #9	
	City/Area: SULLIVANS ISLAND/SULLIVAN'S ISLAND	Category: Residential	
	List Price: \$1,600,000	Sold Price: \$1,465,000	\$/Sqft: \$346.99
	Beds: 7	Baths(F/H): 5/1	AprxSqFt: 4,222
	LstDate: 09/22/2003	SldDate: 01/14/2005	
	Year Built: 1890	Parking: Off-st Prkng	DOM: 435
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 105X210		Acres: 0.5
	Subdivision: SULLIVANS ISLAND		
	Features: Traditional Elect Range, Elec Wal Ovn, Elec Cooktop, Dishwasher, Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan Wood Siding SCE&G, MtP W&S Com Level, 1/2 -1 Acre, Ocean View		

Agent Comments:

Remarks: ITS DIFFICULT TO RESIST THE CHARMS OF THIS CIRCA 1890S SULLIVANS ISLAND CLASSIC. THE ARCHITECTURAL DETAILS AND FEATURES THAT HAVE INSPIRED MUCH OF THE CURRENT ARCHITECTURE ON THE SEA ISLANDS HAVE BEEN PRESERVED AND TASTEFULLY UPDATED. YOU'LL BE GREETED BY THE ISLAND STYLE GINGERBREAD HANDRAILS THAT WRAP AROUND THE FRONT PORCH AND THE GENEROUS OCEAN VIEWS FROM THE EXPANSIVE WIDOWS WALK WILL MAKE YOU WANT STAY. WITH SIX BEDROOMS AND FOUR AND 1/2 BATHS IN THE MAIN HOUSE AND A SEPARATE GUEST COTTAGE, THIS HOUSE IS IDEAL FOR A LARGE FAMILY AND ENDURING SUMMER MEMORIES. THIS HOUSE IS SULLIVANS ISLAND.

	Addr: 1312 THOMPSON AVE	MLS#: 2401918 S #10	
	City/Area: SULLIVANS ISLAND/SULLIVAN'S ISLAND	Category: Residential	
	List Price: \$1,645,000	Sold Price: \$1,552,000	\$/Sqft: \$344.89
	Beds: 4	Baths(F/H): 4/1	AprxSqFt: 4,500
	LstDate: 01/22/2004	SldDate: 03/01/2005	
	Year Built: 2005	Parking: 2 Car Garage, Attached, Off-st Prkng	DOM: 359
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 89X135X87X138		Acres: 0.27
	Subdivision: SULLIVANS ISLAND		
	Features: Traditional, Other Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&G, SI W/S Dist Level, Ocean View		

Agent Comments: _____

Remarks: APPROXIMATELY 4,500 SQUARE FOOT 4 BEDROOM AND 4.5 BATHROOM HOME BEING BUILT BY CAROLINA BAY BUILDERS.~ MODERN TRADITIONAL 3 LEVEL HOME WITH A 4TH FLOOR CUPOLA AND ROOF DECK. PANORAMIC OCEAN, INTRA-COASTAL, HARBOR, FORT SUMTER AND CHARLESTON PENINSULA VIEWS. BUILT USING ONLY THE BEST MATERIALS, THIS HOME FEATURES WESTERN RED CEDAR SHAKE SIDING, ANDERSEN WINDOWS AND EXTERIOR FRENCH DOORS, 3/4" TONGUE IN GROOVE MASSARANDUBA DECKING FOR THE 1ST AND 2ND FLOOR PORCHES AND DECKS, CUSTOM BUILT MAHOGANY FRONT. INTERIOR FEATURES INCLUDE BRAZILIAN CHERRY HARDWOOD FLOORS THROUGHOUT MOST OF THE 1ST AND 2ND FLOORS. THIRD FLOOR HAS BEEN PLANNED AS CARPET BUT CAN EASILY HAVE WOOD FLOORS ADDED (PLANNED AS CARPET DUE TO NOISE CONSIDERATION). TILE BATHROOMS. A SPECTACULAR GOURMET KITCHEN WITH CUSTOM BUILT MAPLE CABINETS, GRANITE COUNTER TOPS, LUXURIOUS STAINLESS STEEL APPLIANCE PACKAGE INCLUDING THERMADOR 6 BURNER GAS COOK TOP WITH DOWN DRAFT, DOUBLE WALL OVEN AND MICROWAVE, DUAL DISHWASHERS, MONOGRAM ICEMAKER, WINE COOLER AND A 42" GE MONOGRAM REFRIGERATOR. HUGE FIRST FLOOR GREAT ROOM, SEPARATE DINING ROOM, FOURTH BEDROOM/STUDY WITH PRIVATE FULL BATHROOM AND POWDER ROOM. SECOND FLOOR MASTER SUITE WITH PRIVATE PORCH, 9 X 18 WALK-IN CLOSET AND A SUPERB MASTER BATHROOM WITH CUSTOM CABINETS AND GRANITE COUNTERS, JACUZZI TUB AND WALK-IN SHOWER WITH MULTIPLE HEADS AND BODY SPRAYS. SECOND MASTER BEDROOM OR TEENAGER/MOTHER-IN-LAW SUITE WITH WALK-IN CLOSET, DESK/WORK AREA AND A LARGE BATHROOM WITH CUSTOM CABINETS, GRANITE COUNTERS AND WALK-IN SHOWER. ADDITIONAL BEDROOM ALSO WITH PRIVATE BATHROOM. THIRD FLOOR MULTI-USE GAME ROOM/MEDIA ROOM/OFFICE. ADDITIONAL FEATURES WILL A HYDRAULIC ELEVATOR, PRE-WIRING FOR A COMPUTER NETWORK, PRE-WIRING WITH CAT 5 WIRING IN ALL BEDROOMS, PRE-WIRED FOR STEREO SOUND (GREAT ROOM, MASTER BEDROOM, THIRD FLOOR MULTI-USE ROOM, PORCHES AND ROOF DECK), PRE-WIRED FOR SECURITY, PRE-PLUMBED FOR CENTRAL VACUUM AND MUCH MORE. CALL FOR LIST OF REMAINING ALLOWANCES. ONE OF THE SELLERS IS A SC LICENSED REALTOR.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 5 FISHERS ALLEY	MLS#: 2406008 S #11	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$1,695,000	Sold Price: \$1,675,000	\$/Sqft: \$341.84
	Beds: 5	Baths(F/H): 3/1	AprxSqFt: 4,900
	LstDate: 02/20/2004	SldDate: 04/20/2005	
	Year Built: 1979	Parking: 2 Car Garage	DOM: 301
	ElemSch: SULLIVANS ISLAND	Mid: MOULTRIE	High: WANDO
	Lot: 0		Acres: 0
	Subdivision: WILD DUNES		
	Features: Contemporary Gas Range, Refrigerator, Dishwasher, Security Sys, Garbage Disp Wood Siding, Stucco SCE&G High, Beach Access, Ocean View		

Agent Comments: _____

Remarks: DRAMATIC EXECUTIVE HOME WITH UNIQUE CUSTOM FEATURES THROUGHOUT. WONDERFUL OCEAN VIEWS AND ONLY A SHORT WALK TO THE BEACH. ~YOUR CLIENTS WILL BE AMAZED AT THIS METICULOUS REMODEL AND EXPANSION OF THE PROPERTY WHICH TOOK PLACE IN 2001. FROM THE IMPORTED MARBLE TILE FOYER, TO THE ONE OF A KIND THEATRE ROOM, TO THE HOMES GOURMET KITCHEN, THERE ARE FEW HOMES THAT WILL COMPARE TO THE TOTAL NUMBER OF FEATURES INCORPORATED INTO THE DESIGN. (PLEASE CONTACT LISTING AGENT FOR LIST OF FEATURES.) REMEMBER TO CLICK HERE FOR A VIRTUAL TOUR!!

	Addr: 4 30TH AVE	MLS#: 2429461 S #12	
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential	
	List Price: \$1,795,000	Sold Price: \$1,757,500	\$/Sqft: \$549.22
	Beds: 5	Baths(F/H): 4/0	AprxSqFt: 3,200
	LstDate: 10/20/2004	SldDate: 01/14/2005	
	Year Built: 2003	Parking:	DOM: 68
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: COLLETON
	Lot: 0		Acres: 0
	Subdivision: ISLE OF PALMS		
	Features: Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Cement Plank SCE&G, loP W/S Comm Level, High, Inside, Ocean View		

Agent Comments: _____

Remarks: MAKE A STATEMENT WITH THIS INCREDIBLE ISLAND HOME. JUST OVER A YEAR OLD WITH ALL THE BELLS AND WHISTLES. THE OWNER HAS JUST FINISHED REMODELING THE MASTER SUITE TO INCLUDE A DREAM CLOSET, GORGEOUS HARDWOODS AND OUTSIDE ACCESS. OTHER FEATURES

INCLUDE BREATHTAKING ENTRANCE WITH IRON RAILINGS, CARRIBBEAN PINE FLOORS THROUGHOUT; TOP OF THE LINE FIXTURES AND APPLIANCES, GRANITE COUNTERTOPS, ELEVATOR, POOL WITH WATERFALL, CUPOLA TO CATCH THE OCEAN BREEZES AND WONDERFUL VIEWS. PORCHES GALORE AND SO MUCH MORE. SHOW AND SELL!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1 56TH AVE	MLS#: 2510765 S #13
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,795,000	Sold Price: \$1,747,500	\$/Sqft: \$435.57
Beds: 5	Baths(F/H): 5/0	AprxSqFt: 4,012
LstDate: 03/21/2005	SldDate: 04/27/2005	
Year Built: 2002	Parking: 3+ Car Gar	DOM: 1
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 100X105		Acres: 0.24
Subdivision: WILD DUNES	Features: Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Washer, Dryer, Gar Dr Openr, Garbage Disp Wood Siding SCE&G, IoP W/S Comm Level, Beach Access, Ocean View	

Agent Comments: _____

Remarks: FANTASTIC HOME JUST OUTSIDE THE BACK GATE OF WILD DUNES. PART OF WILD DUNES YET OUTSIDE THE GATE. WALK TO TENNIS AND GRAND PAVILION. QUALITY CONSTRUCTION BY SKIPPER SHAFFER. SHORT WALK TO BEACH WITH OCEAN VIEWS FROM TOP DECK. HOUSE HAS AN INVERTED FLOOR PLAN. GOURMET KITCHEN WITH GRANITE COUNTER TOPS AND TOP OF THE LINE APPLIANCES. EXTENSIVE TRIM PACKAGE THROUGHOUT HOME. ELEVATOR! JUST PUT ON RENTAL PROGRAM LAST SUMMER. HOME BEING SOLD FURNISHED!

	Addr: 3705 PALM BLVD	MLS#: 2410925 S #14
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,825,000	Sold Price: \$1,730,000	\$/Sqft: \$384.44
Beds: 8	Baths(F/H): 5/1	AprxSqFt: 4,500
LstDate: 04/21/2004	SldDate: 02/01/2005	
Year Built: 2002	Parking: 3+ Car Gar	DOM: 200
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 85X130		Acres: 0
Subdivision: ISLE OF PALMS	Features: Contemporary, Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Fire Sprnklr, Central Vac, Ceiling Fan, Other Cement Plank SCE&G Level, Ocean View	


Agent Comments: _____

Remarks: GORGEOUS THREE-STORY HOME WITH TERRIFIC OCEAN VIEWS! A ROTUNDA STYLE FRONT

PORCH AND SECOND FLOOR DECK PROVIDE SPACIOUS OUTDOOR ENJOYMENT IN THIS SECOND ROW LOCATION. THE FIRST FLOOR HAS A LARGE, CENTRAL LIVING AREA WITH A MARBLE FIREPLACE AND BUILT-IN CABINETS. THERE ARE TWO BEDROOMS ON EACH SIDE OF THE LIVING AREA WITH THE FRONT BEDROOMS BEING LARGE ENOUGH FOR TWO LARGE BEDS EACH, OR YOU COULD USE ONE AS THE SECOND MASTER WITH ITS OWN PRIVATE BATH. THE SECOND FLOOR IS LOVELY. THE WHOLE FRONT OF THE HOUSE IS GLASS AND THE VIEWS OF THE ATLANTIC ARE IMPRESSIVE! THE KITCHEN IS BEAUTIFUL WITH WHITE CABINETS, OPEN PLATE STORAGE, CENTER-ISLAND WITH GAS COOK-TOP AND GORGEOUS GRANITE COUNTERTOPS. NICE SPACIOUS PANTRY. LAUNDRY ROOM IS LARGE AND INCLUDES A SINK. NICE DECK OFF THE BACK PERFECT FOR GRILLING! THE BREAKFAST BAR IS UNIQUE AND THE GLASS CABINETS, CROWN AND TRIM PROVIDE A PERFECT SEPARATION WHILE REMAINING OPEN TO LIVING AND DINING. THE MARBLE FIREPLACE WITH BUILT-IN TV CABINET AND BOOKCASES MAKE EVERYTHING COZY. THE MASTER SUITE IS LOVELY WITH SITTING AREA TO ENJOY THE PANORAMIC VIEW FIREPLACE AND BEAUTIFUL BATH MAKE IT COMPLETE. ON THE THIRD FLOOR A THIRD LIVING AREA (CAN BE USED AS EIGHTH BEDROOM) WITH TWO CUTE LITTLE BEDROOMS OFF EITHER SIDE - PERFECT FOR BUNK BEDS - AND A DECK TO BE ENJOYED IN THE MIDDLE. EQUIPPED WITH ELEVATOR, WIRED FOR STEREO ON EACH FLOOR AND COMPLETE WITH CENTRAL VAC AND FIRE PROTECTION SPRINKLER SYSTEM.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 10 45TH AVE	MLS#: 2432622 S #15
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,825,000	Sold Price: \$1,675,000	\$/Sqft: \$553.72
Beds: 6	Baths(F/H): 4/1	AprxSqFt: 3,025
LstDate: 11/17/2004	SldDate: 04/04/2005	
Year Built: 1994	Parking: 3+ Car Gar	DOM: 47
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0.26		Acres: 0
Subdivision: ISLE OF PALMS	Features: Elect Range, Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher, Hot Tub/spa, Washer, Dryer, Cement Plank SCE&G Level, Corner, Beach Access, Ocean View	

Agent Comments: _____

Remarks: FANTASTIC BEACHHOUSE LOCATED IN FRONT OF WILD DUNES ENTRANCE-SHORT WALK TO BEACH-OCEAN VIEW FROM THE DECK-OPEN FLOOR PLAN GREAT FOR ENTERTAINING-STUCCO REPLACED WITH CEMENT PLANK IN 2003-PRIVATE SWIMMING POOL-SLEEPS 21 PEOPLE-CURRENTLY ON GREAT BEACH RENTAL/\$100K+ IN BOOKINGS FOR 2004

	Addr: 2203 PALM BLVD	MLS#: 2424844 #16 S
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,990,000	Sold Price: \$1,990,000	\$/Sqft: \$489.67
Beds: 7	Baths(F/H): 7/0	AprxSqFt: 4,064
LstDate: 09/06/2004	SldDate: 03/14/2005	
Year Built: 2003	Parking: 2 Car Garage, Attached, Off-st Prkng	DOM: 162
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 85 X 130		Acres: 0.25
Subdivision: ISLE OF PALMS	Features: Gas Range, Elec Wal Ovn, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Hot Tub/spa, Washer, Dryer, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Other SCE&G, IoP W/S Comm Level, High, Inside, Beach Access, Ocean View	


Agent Comments: _____

Remarks: NEW CONSTRUCTION BY ISLANDS FINEST BUILDER, JUST COMPLETED MAY 2003. SELLING

TURN KEY ON GREAT BEACH VACATIONS RENTAL PROGRAM, PROJECTED TO GROSS OVER \$113,000, ACTUAL GROSS INCOME 8/1/03-7/31/04 = \$109,293+. FINEST QUALITY CONSTRUCTION! EXTERIOR FEATURES HEATED POOL AND HOT TUB WITH \$8000 MOTORIZED POOL COVER; OUTDOOR KITCHEN WITH \$3000 STAINLESS STEEL DACOR GRILL, BEVERAGE REFRIGERATOR & PREP SINK; PELLA WINDOWS, STAINED CEDAR SHAKE SIDING; PLENTY OF TOP QUALITY EPE DECKS AND PORCHES, PLUS A ROOF DECK; LUSH LANDSCAPING WITH LIGHTING & IRRIGATION. INTERIOR FEATURES 10 CEILINGS, CARIBBEAN HEART PINE FLOORS, ELEVATOR SHAFT, MEDIA ROOM COULD BE BR#7, HONEY MAPLE KITCHEN CABINETS, SOLID SURFACE COUNTERS, STAINLESS STEEL APPLIANCES, 3 MORE REFRIGERATORS: 2 FULL SIZE & WINE COOLER, LARGE SCREEN LCD TV, CENTRAL STEREO. SPECTACULAR OCEAN VIEWS! BEST TIME TO SHOW: 11:00-4:00 SATURDAYS, BUT CALL TO CONFIRM AS SOME OFF-SEASON RENTALS ARE NOT SAT-SAT. AGENT IS RELATED TO SELLERS.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 118 CHARLESTON BLVD City/Area: ISLE OF PALMS/ISLE OF PALMS	MLS#: 2321785 S #17 Category: Residential
	List Price: \$2,225,000 Beds: 5 LstDate: 09/12/2003 Year Built: 2004 ElemSch: SULLIVANS ISLAND Lot: 12106 SF Subdivision: ISLE OF PALMS	Sold Price: \$2,091,375 Baths(F/H): 5/0 SldDate: 01/14/2005 Parking: 2 Car Garage Mid: LAING
Features: Traditional Elec Wal Ovn, Gas Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Ceiling Fan Wood Siding SCE&G Ocean View		

Agent Comments:

Remarks: THIS NEW HOME BY DALY AND SAWYER IS IN A FABULOUS, QUIET SECOND ROW LOCATION. THE REVERSE FLOOR PLAN WITH LOTS OF PORCHES AND DECKS OFFER GREAT VIEWS OF THE OCEAN. THE HOUSE HAS A VERY SPACIOUS OPEN LIVING AREA WITH LOTS OF GLASS AND WOOD OPENING ONTO A LARGE PORCH. TWO MASTER SUITES MAKE THE HOME VERY LIVABLE. THE KITCHEN IS OPEN AND MODERN. THIS FINE HOME HAS ALL THE EXTRAS YOU WOULD EXPECT IN A FINE HOME. THIS HOME WAS PURCHASED BY A REALTOR AND THE COMMISSION WAS TAKEN OFF OF THE PRICE. SELLER ALSO GAVE A \$50,000 ALLOWANCE FOR A POOL.

	Addr: 4 46TH AVE City/Area: ISLE OF PALMS/ISLE OF PALMS	MLS#: 2322143 S #18 Category: Residential
	List Price: \$2,350,000 Beds: 7 LstDate: 09/17/2003 Year Built: 1992 ElemSch: SULLIVANS ISLAND Lot: 126*145 Subdivision: ISLE OF PALMS	Sold Price: \$1,990,000 Baths(F/H): 4/2 SldDate: 04/06/2005 Parking: 3+ Car Gar Mid: LAING
Features: Contemporary Wood Siding SCE&G, Comm Pub Wks Level, Corner, Beach Access, Ocean View		

Agent Comments:

Remarks: "THE WEDDING HOUSE" PERFECT HOUSE FOR BEACH LIVING! STEPS FROM THE BEACH WITH PANORAMIC VIEWS OF THE OCEAN FROM NEARLY EVERY ROOM AND DECK. THIS HOUSE IS OCEANFRONT NOW BUT IT DOES HAVE A VACANT LOT ACROSS FROM IT. SOLD COMPLETELY FURNISHED WITH ABOVE GROUND POOL AND DECK, VOLLYBALL COURT, GAMEROOM, SPEAKER

SYSTEM, ETC., ETC. HARDWOOD FLOORS ARE BEING REFINISHED RIGHT NOW AND ALL THE APPLIANCES ARE LESS THAN TWO YEARS OLD! THIS HOUSE HAS A VERY COOL FLOORPLAN THAT MAKES THE LIVING SPACES CENTRAL TO THE ENTIRE HOUSE. THE LARGE YARD HAS PLENTY OF ROOM TO PLAY VOLLEYBALL AND PICNIC. THIS HOUSE IS ON A GREAT RENTAL PROGRAM AND IS VERY POPULAR FOR FAMILY GATHERINGS, CORPORATE RETREATS, AND SPECIAL EVENTS. #4 ON 46TH AVENUE IS ONE OF THE MOST UNIQUE PROPERTIES AVAILABLE ON ISLE OF PALMS AND SHOULD BE SEEN BY ANYONE INTERESTED IN A GREAT INVESTMENT OR A SPECIAL HOME. BIG PRICE REDUCTION FOR THE SUMMER - \$140,000!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 104 CHARLESTON BLVD	MLS#: 2435588 #19	
	City/Area: ISLE OF PALMS/ISLE OF PALMS	S	
	List Price: \$2,395,000	Sold Price: \$2,395,000	Category: Residential
	Beds: 7	Baths(F/H): 7/1	\$/Sqft: \$584.15
	LstDate: 12/14/2004	SldDate: 05/02/2005	AprxSqFt: 4,100
	Year Built: 2004	Parking: 2 Car Garage	DOM: 109
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 77X175X43X204		Acres: 0.28
	Subdivision: ISLE OF PALMS		
	Features: Traditional Cement Plank SCE&G Beach Access, Ocean View		

Agent Comments:

Remarks: FANTASTIC NEW 2ND ROW HOME IN UNIQUE LOCATION WITH OCEAN, MARSH, AND INTRACOASTAL VIEWS. THIS JACK BURTON BUILT HOME HAS 7 BEDROOMS/7.5 BATHS AND EVERY CONVENIENCE INCLUDING HARDWOOD FLOORS, CUSTOM CABINETRY, CORIAN COUNTERS, TILE BATHS, AND AN ELEVATOR FROM THE GROUND FLOOR TO THE CUPOLA! FROM THE SWIMMING POOL AND GROUND FLOOR CABANA TO THE ROOF DECK AND MULTIPLE PORCHES, THIS HOUSE HAS ALL THE AMENITIES AND THE POTENTIAL FOR EXTRAORDINARY RENTALS! INCOME SHOULD EASILY EXCEED \$100,000 ANNUALLY. BUY NOW AND GET A JUMP ON SUMMER BOOKINGS!

	Addr: 2914 MARSHALL BLVD	MLS#: 2328542 #20	
	City/Area: SULLIVANS ISLAND/SULLIVAN'S ISLAND	S	
	List Price: \$2,500,000	Sold Price: \$2,250,000	Category: Residential
	Beds: 5	Baths(F/H): 5/1	\$/Sqft: \$463.92
	LstDate: 12/09/2003	SldDate: 03/28/2005	AprxSqFt: 4,850
	Year Built: 2004	Parking:	DOM: 417
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 100 X 150		Acres: 0.34
	Subdivision: SULLIVANS ISLAND		
	Features: Cement Plank SCE&G Beach Access, Ocean View		

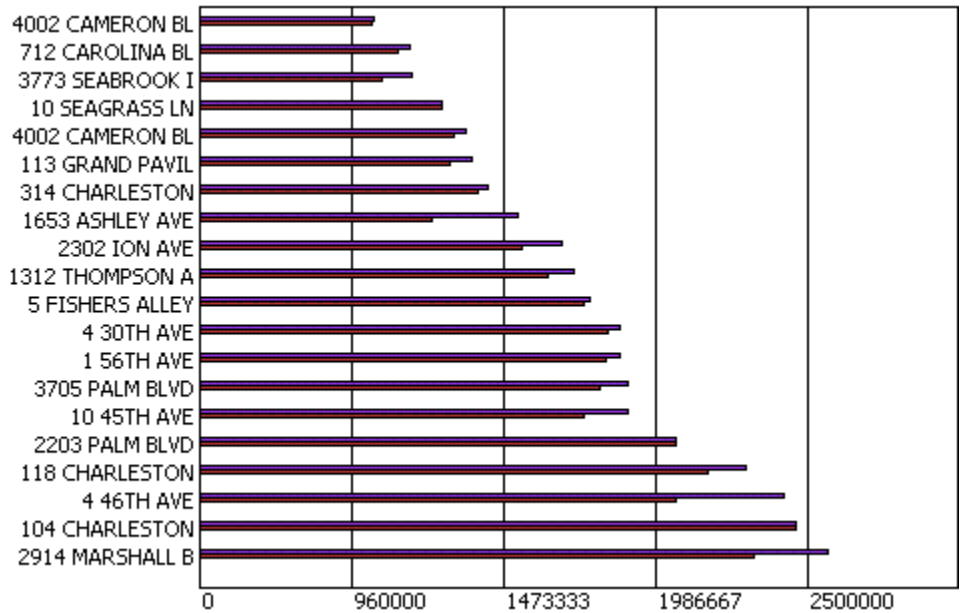
Agent Comments:

Remarks: THIS NEW CUSTOM HOME IS ONE OF THE FINEST HOMES EVER TO BE BUILT ON THE ISLAND. THE VIEWS ARE SPECTACULAR AND THE CRAFTSMANSHIP IS UNBEATABLE. THIS HOME HAS A GOURMET KITCHEN AND VERY SPACIOUS LIVING AREAS. THE MILLWORK IN THE HOME IS EXCEPTIONAL. ALSO AN OPEN FLOOR PLAN WITH AN ELEVATOR. THIS HOME ALSO COMES WITH A POOL. A MUST SEE FOR YOUR CLIENTS.

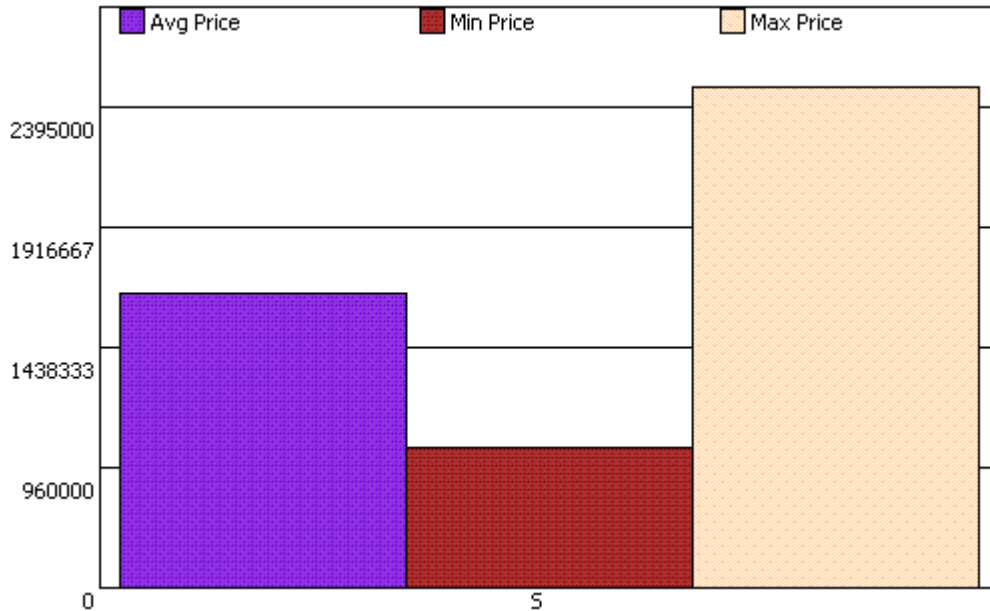
Information deemed to be reliable although not guaranteed

Sold properties

Total # of Listings 20
Lowest Price Listing \$960,000
Highest Price Listing \$2,395,000
Average Price \$1,572,794
Avg. Price/SqFt \$445
Avg. Days on Market 202



Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$960,000	\$2,395,000	\$1,572,794	\$445
Total Averages	\$960,000	\$2,395,000	\$1,572,794	\$445

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
4002 CAMERON BLVD	\$969,000	\$960,000	196	0.9%	\$456.06
712 CAROLINA BLVD	\$1,089,000	\$1,045,000	328	4.0%	\$303.78
3773 SEABROOK ISLAND RD	\$1,095,000	\$995,000	161	9.1%	\$213.02
10 SEAGRASS LN	\$1,195,000	\$1,195,000	85	0.0%	\$582.93
4002 CAMERON BLVD	\$1,279,000	\$1,235,000	2	3.4%	\$586.70
113 GRAND PAVILION	\$1,295,000	\$1,225,000	12	5.4%	\$500.00
314 CHARLESTON BLVD	\$1,350,000	\$1,320,000	0	2.2%	\$441.47
1653 ASHLEY AVENUE	\$1,450,000	\$1,162,500	232	19.8%	\$415.18
2302 ION AVE	\$1,600,000	\$1,465,000	435	8.4%	\$346.99
1312 THOMPSON AVE	\$1,645,000	\$1,552,000	359	5.7%	\$344.89
5 FISHERS ALLEY	\$1,695,000	\$1,675,000	301	1.2%	\$341.84
4 30TH AVE	\$1,795,000	\$1,757,500	68	2.1%	\$549.22
1 56TH AVE	\$1,795,000	\$1,747,500	1	2.6%	\$435.57
3705 PALM BLVD	\$1,825,000	\$1,730,000	200	5.2%	\$384.44
10 45TH AVE	\$1,825,000	\$1,675,000	47	8.2%	\$553.72
2203 PALM BLVD	\$1,990,000	\$1,990,000	162	0.0%	\$489.67
118 CHARLESTON BLVD	\$2,225,000	\$2,091,375	439	6.0%	\$457.63
4 46TH AVE	\$2,350,000	\$1,990,000	483	15.3%	\$452.27
104 CHARLESTON BLVD	\$2,395,000	\$2,395,000	109	0.0%	\$584.15

2914 MARSHALL BLVD	\$2,500,000	\$2,250,000	417	10.0%	\$463.92
Total Averages	\$1,668,100	\$1,572,794	202	5.7%	\$445

Property Summary

Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S 4002 CAMERON BLVD	4	4/0	2,105	1992	\$969,000	\$960,000	02/01/2005	196
2	S 712 CAROLINA BLVD	6	4/0	3,440	1998	\$1,089,000	\$1,045,000	02/15/2005	328
3	S 3773 SEABROOK ISLAND RD	4	3/1	4,671	1974	\$1,095,000	\$995,000	03/31/2005	161
4	S 10 SEAGRASS LN	3	2/1	2,050	1992	\$1,195,000	\$1,195,000	05/04/2005	85
5	S 4002 CAMERON BLVD	4	4/0	2,105	1992	\$1,279,000	\$1,235,000	05/04/2005	2
6	S 113 GRAND PAVILION	4	4/0	2,450	1995	\$1,295,000	\$1,225,000	03/24/2005	12
7	S 314 CHARLESTON BLVD	7	5/0	2,990	1951	\$1,350,000	\$1,320,000	04/14/2005	0
8	S 1653 ASHLEY AVENUE	3	4/1	2,800	2004	\$1,450,000	\$1,162,500	04/22/2005	232
9	S 2302 ION AVE	7	5/1	4,222	1890	\$1,600,000	\$1,465,000	01/14/2005	435
10	S 1312 THOMPSON AVE	4	4/1	4,500	2005	\$1,645,000	\$1,552,000	03/01/2005	359
11	S 5 FISHERS ALLEY	5	3/1	4,900	1979	\$1,695,000	\$1,675,000	04/20/2005	301
12	S 4 30TH AVE	5	4/0	3,200	2003	\$1,795,000	\$1,757,500	01/14/2005	68
13	S 1 56TH AVE	5	5/0	4,012	2002	\$1,795,000	\$1,747,500	04/27/2005	1
14	S 3705 PALM BLVD	8	5/1	4,500	2002	\$1,825,000	\$1,730,000	02/01/2005	200
15	S 10 45TH AVE	6	4/1	3,025	1994	\$1,825,000	\$1,675,000	04/04/2005	47
16	S 2203 PALM BLVD	7	7/0	4,064	2003	\$1,990,000	\$1,990,000	03/14/2005	162
17	S 118 CHARLESTON BLVD	5	5/0	4,570	2004	\$2,225,000	\$2,091,375	01/14/2005	439
18	S 4 46TH AVE	7	4/2	4,400	1992	\$2,350,000	\$1,990,000	04/06/2005	483
19	S 104 CHARLESTON BLVD	7	7/1	4,100	2004	\$2,395,000	\$2,395,000	05/02/2005	109
20	S 2914 MARSHALL BLVD	5	5/1	4,850	2004	\$2,500,000	\$2,250,000	03/28/2005	417

