

## Properties Recently Sold

	Addr: <b>2721 SARAZEN DR</b>	MLS#: <b>2429683 S#1</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41</b>	Category: <b>Residential</b>
List Price: <b>\$429,900</b>	Sold Price: <b>\$429,900</b>	\$/Sqft: <b>\$191.24</b>
Beds: <b>3</b>	Baths(F/H): <b>2/1</b>	AprxSqFt: <b>2,248</b>
LstDate: <b>10/24/2004</b>	SldDate: <b>01/18/2005</b>	
Year Built: <b>2000</b>	Parking: <b>2 Car Garage</b>	DOM: <b>48</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot: <b>66X165X97X171</b>	Acres: <b>0.25</b>	
Subdivision: <b>RIVERTOWNE COUNTRY CLUB</b>		
Features: <b>Ranch Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Brick Front, Cement Plank SCE&amp;G, MtP W&amp;S Com Wooded, Cul-de-sac, On Golf Crse</b>		

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

Remarks: HOME WAS USED A MODEL AND SALES CENTER,

	Addr: <b>1428 OAKHURST DR</b>	MLS#: <b>2504090 S#2</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41</b>	Category: <b>Residential</b>
List Price: <b>\$467,500</b>	Sold Price: <b>\$460,000</b>	\$/Sqft: <b>\$163.41</b>
Beds: <b>4</b>	Baths(F/H): <b>3/1</b>	AprxSqFt: <b>2,815</b>
LstDate: <b>02/05/2005</b>	SldDate: <b>03/31/2005</b>	
Year Built: <b>2005</b>	Parking: <b>2 Car Garage</b>	DOM: <b>20</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot:	Acres:	
Subdivision: <b>RIVERTOWNE COUNTRY CLUB</b>		
Features: <b>Traditional Elect Range, M/w Built-in, Dishwasher, Washer, Dryer, Gar Dr Openr, Garbage Disp, Ceiling Fan Stucco, Vinyl Siding SCE&amp;G Level, On Golf Crse, Pond, 1/2 -1 Acre</b>		

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

Remarks: BRAND NEW, BEAUTIFUL HOME ON CUL-DE-SAC WITH OVER 1/2 ACRE OF PRIVATE LOT OVERLOOKING POND & CHAMPIONSHIP GOLF COURSE. SPACIOUS HOME WITH 4BRS AND 3 1/2 BATHS, OVERSIZED EAT-IN KITCHEN WITH UPGRADED CABINETS, CORIAN COUNTERS! A MUST SEE!

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>2787 OLYMPIA FIELDS LANE</b>	MLS#: <b>2501740</b> #3
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41</b>	S Category: <b>Residential</b>
List Price: <b>\$469,000</b>	Sold Price: <b>\$460,000</b>	\$/Sqft: <b>\$152.37</b>
Beds: <b>5</b>	Baths(F/H): <b>2/1</b>	AprxSqFt: <b>3,019</b>
LstDate: <b>01/15/2005</b>	SldDate: <b>03/14/2005</b>	
Year Built: <b>2004</b>	Parking: <b>2 Car Garage</b>	DOM: <b>24</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot:		Acres:
Subdivision: <b>RIVERTOWNE COUNTRY CLUB</b>		
Features: <b>Traditional Elect Range, M/w Built-in, Dishwasher, Washer, Dryer, Gar Dr Openr, Garbage Disp, Ceiling Fan Stucco, Vinyl Siding SCE&amp;G Level, On Golf Crse</b>		

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

**Remarks:** BEAUTIFUL, BRAND NEW 5BR SPACIOUS HOME (3019SF) WITH BACK DECK & LOVELY SUNROOM W/EXTENSIVE WINDOWS & HIGH CEILING. INCREDIBLE GOLF VIEWS! VERY DESIRABLE LOT ON THE 15TH FAIRWAY OF THIS ARNOLD PALMER CHAMPIONSHIP COURSE. THIS HOME IS WELL APPOINTED W/LOTS OF UPGRADES, INCL BEAUTIFUL TALL CHERRY KITCHEN CABINETS, TILE FLOORING & CORIAN COUNTERS IN KITCHEN, TILE IN ALL BATHS & LAUNDRY ROOM W/BRAND NEW WASHER/DRYER, GRANITE FIREPLACE SURROUND & UPGRADED LIGHTING & BATH FIXTURES THROUGHOUT. THIS PROPERTY ALSO BOASTS ADDITIONAL LANDSCAPING INCL FOUR "JUST PLANTED" LIVE OAKS.

	Addr: <b>1457 OAKHURST DR</b>	MLS#: <b>2432199</b> S#4
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41</b>	S Category: <b>Residential</b>
List Price: <b>\$489,900</b>	Sold Price: <b>\$479,900</b>	\$/Sqft: <b>\$181.51</b>
Beds: <b>4</b>	Baths(F/H): <b>3/1</b>	AprxSqFt: <b>2,644</b>
LstDate: <b>11/13/2004</b>	SldDate: <b>02/25/2005</b>	
Year Built: <b>2003</b>	Parking: <b>3+ Car Gar</b>	DOM: <b>70</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot: <b>65X195X120X172</b>		Acres: <b>0.25</b>
Subdivision: <b>RIVERTOWNE COUNTRY CLUB</b>		
Features: <b>Ranch, Contemporary Elect Range, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Cement Plank SCE&amp;G, MtP W&amp;S Com Level, On Golf Crse, Wetlands</b>		

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

**Remarks:** BEAUTIFUL "LOWCOUNTRY" STYLE HOME LESS THAN 1 YEAR OLD! GREAT LAYOUT 2600-SQ FT ON ONE LEVEL AND OVER 2500 SQ FT UNDERNEATH - GREAT FOR SEVERAL CARS, BOAT, ETC. HOME HAS 4 BEDROOMS (MASTER ON ONE SIDE, ALL OTHERS ON OPPOSITE SIDE, SPACIOUS GREAT ROOM WITH VAULTED CEILINGS, GAS FIREPLACE AND BUILT IN BOOKSHELVES. SEPARATE STUDY/DEN HAS HARDWOOD FLOORS AND BEAUTIFUL FRENCH DOORS. KITCHEN HAS CORIAN COUNTERTOPS AND ALL STAINLESS STEEL APPLIANCES (EVEN A DOUBLE OVEN). LARGE MASTER BEDROOM HAS TRAY CEILINGS AND DOOR GOING TO SCREENED PORCH. THE SPACIOUS BATH OFF THE MASTER BEDROOM HAS DOUBLE BOWL SINKS, JETTED TUB AND SEPARATE SHOWER. HARDWOOD FLOORS THROUGHOUT DINING ROOM, STUDY, HALLWAYS. CERAMIC TILE IN KITCHEN, BATHROOMS, LAUNDRY ROOM. FENCED IN YARD (WITH IRRIGATION SYSTEM INSTALLED) BACKS UP TO PROTECTED WETLANDS AREA WITH VIEWS OF THE 12TH GREEN. PREWIRED FOR SURROUND SOUND IN THE GREAT ROOM AND SCREENED PORCH. THIS HOME IS BEAUTIFUL AND IN ALMOST PERFECT CONDITION!CONTINGENT AS OF 01/23 ON FINANCING.

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>2729 SARAZEN DR</b>	MLS#: <b>2429682 S#5</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41</b>	Category: <b>Residential</b>
List Price: <b>\$498,900</b>	Sold Price: <b>\$489,900</b>	\$/Sqft: <b>\$177.18</b>
Beds: <b>4</b>	Baths(F/H): <b>3/1</b>	AprxSqFt: <b>2,765</b>
LstDate: <b>10/24/2004</b>	SldDate: <b>02/15/2005</b>	
Year Built: <b>2000</b>	Parking: <b>2 Car Garage</b>	DOM: <b>52</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot: <b>66X152X94X150</b>	Acres: <b>0.25</b>	
Subdivision: <b>RIVERTOWNE COUNTRY CLUB</b>		
Features: <b>Elect Range, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Cement Plank SCE&amp;G, MtP W&amp;S Com Level, Wooded, Cul-de-sac, On Golf Crse</b>		

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

**Remarks:** MODEL HOME- BEAUTIFUL LOW COUNTRY HOME ON ARNOLD PALMER GOLF COURSE, SIT ON YOUR SCREEN PORCH AND ENJOY THE AWESOME VIEWS OF THE COURSE, POND AND MARSH. VERY SPACIOUS HOME, ELEGANT GRAND ENTRY, MAPLE HARDWOOD FLOORS IN FOYER, GREAT ROOM, LIVING ROOM/OFFICE STUDY, DINING ROOM, AND HALF BATH, TILE IN KITCHEN, BATHS AND LAUNDRY ROOM. THIS LARGE KITCHEN OFFERS MAPLE CABINETS WITH CORIAN COUNTERTOPS, BIG PANTRY, DUMBWAITER, MASTER DOWNSTAIRS, LOADS OF SPACE UNDERNEATH, HARD PLANK EXTERIOR, IRRIGATION SYSTEM, SECURITY SYSTEM. PINE ISLE IN RIVERTOWNE COUNTRY CLUB WILL HAVE ONLY 17 HOMES, A TRUE HARD TO FIND.

	Addr: <b>1461 OAKHURST DR</b>	MLS#: <b>2507010 S #6</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT BEYOND 41</b>	Category: <b>Residential</b>
List Price: <b>\$524,900</b>	Sold Price: <b>\$505,000</b>	\$/Sqft: <b>\$180.10</b>
Beds: <b>4</b>	Baths(F/H): <b>3/1</b>	AprxSqFt: <b>2,804</b>
LstDate: <b>02/28/2005</b>	SldDate: <b>04/28/2005</b>	
Year Built: <b>2004</b>	Parking: <b>3+ Car Gar</b>	DOM: <b>8</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot:	Acres: <b>0.32</b>	
Subdivision: <b>RIVERTOWNE COUNTRY CLUB</b>		
Features: <b>Traditional Gas Cooktop, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Hot Tub/spa, Security Sys, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan Cement Plank SCE&amp;G, MtP W&amp;S Com Level, On Golf Crse, Wetlands</b>		

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

**Remarks:** THIS BEAUTIFUL HOME ON THE 12TH GREEN OVERLOOKING 2 PONDS HAS IT ALL. RELAX ON THE BACK DECK IN YOUR HOT TUB (ONLY 8 MONTHS OLD WITH A 5YR. WARRANTY) WHILE WATCHING THE WILDLIFE GALORE IN THE WETLANDS AND PONDS THAT BACK UP TO THIS WONDERFUL HOME. STEP INSIDE THE UPGRADED KITCHEN, GRANITE COUNTERTOPS, STAINLESS APPLIANCES, SLIDE OUT DRAWERS, ISLAND IN KITCHEN WITH POT RACK. KITCHEN OVERLOOKS THE FAMILY ROOM THAT HAS A BEAUTIFUL FIREPLACE WITH GAS LOGS JUST WAITING TO MAKE YOU FEEL RIGHT AT HOME. THIS HOME HAS UPGRADED BERBER CARPET, UPGRADED LIGHTING AND MUCH MORE. BEAUTIFUL HARDWOOD FLOORS THROUGHOUT PART OF THE HOUSE. THIS HOME HAS PLENTY OF STORAGE UNDERNEATH THE HOUSE AND ALSO HAS AN ENCLOSED INSULATED ROOM THAT THE PRESENT OWNERS ARE USING FOR AN EXCERSIZE ROOM. THERE IS A TRANSFERABLE TERMITE BOND AT THE BUYERS EXPENSE OF \$125. SQUARE FOOTAGE IS TAKEN FROM RECENT APPRAISAL. BUYER TO VERIFY. APPRAISAL IN HAND FOR MORE THAN ASKING PRICE!!! THIS HOME IS IN MOVE IN CONDITION. WHAT MORE ARE YOU ASKING FOR? DON'T WASTE TIME, THIS WILL NOT LAST LONG!! CONTINGENT UPON HOME INSPECTION AND FINANCING. BACK-UP CONTRACTS ARE WELCOME!!

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>2808 PARKERS LANDING RD</b>	MLS#: <b>2503404 S#7</b>
	City/Area: <b>MOUNT PLEASANT/MT. PLEASANT OUT TO HWY 41</b>	Category: <b>Residential</b>
List Price: <b>\$739,900</b>	Sold Price: <b>\$725,000</b>	\$/Sqft: <b>\$201.39</b>
Beds: <b>4</b>	Baths(F/H): <b>3/1</b>	AprxSqFt: <b>3,600</b>
LstDate: <b>01/31/2005</b>	SldDate: <b>05/03/2005</b>	
Year Built: <b>2002</b>	Parking: <b>3 Car Garage</b>	DOM: <b>56</b>
ElemSch: <b>CHARLES PINCKNEY</b>	Mid: <b>CARIO</b>	High: <b>WANDO</b>
Lot: <b>000000</b>		Acres: <b>0.33</b>
Subdivision: <b>RIVERTOWNE COUNTRY CLUB</b>		
Features: <b>Traditional Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Gar Dr Openr Brick Veneer High, Wooded, On Golf Crse, Lakefront</b>		

### Agent Comments:

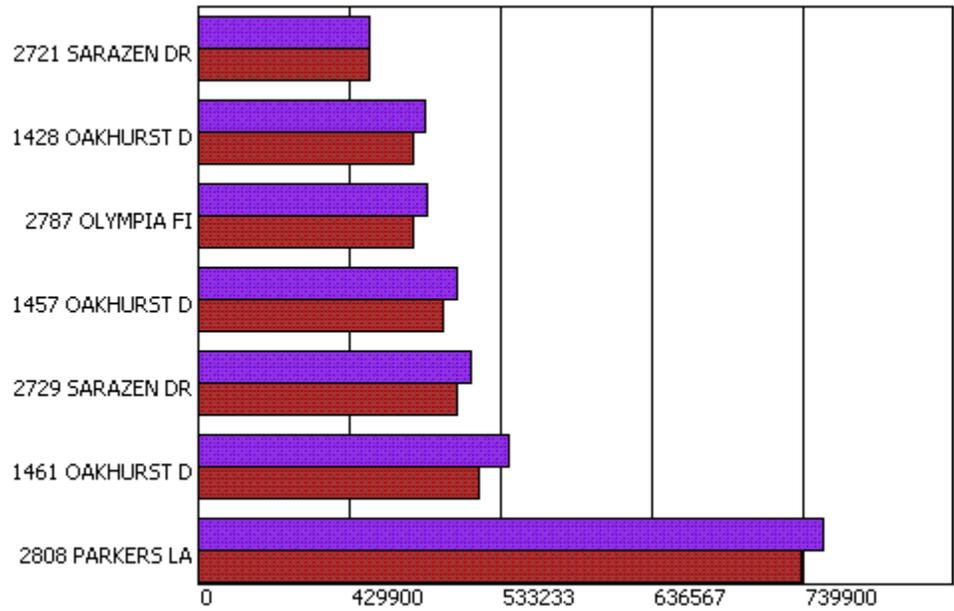
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**Remarks:** THIS BEAUTIFUL AND EXCITING HOME IS LOADED WITH EXTRAS. LOCATED ON A MAGNIFICENT LAKE/GOLF COURSE HOMESITE WITH AN AAMAZING VIEW OF THE 14TH GREEN. OUSTANDING LANDSCAPING WITH BRICK DRIVE, SIDEWALK AND PATIO WITH OUTDOOR LIGHTING. THE HOME HAS PLANTATION SHUTTERS EVERYWHERE, HARDWOOD FLOORS, GAS COOKTOP, INSULATED GARAGE, LARGE LAUNDRY ROOM AND IRRIGATION ON SEPARATE METER. CEILINGS ARE 10 FT EXCEPT 14 IN GREAT ROOM. LARGE ROOM OVER GARAGE HAS A FULL BATH AND LOTS OF STORAGE.

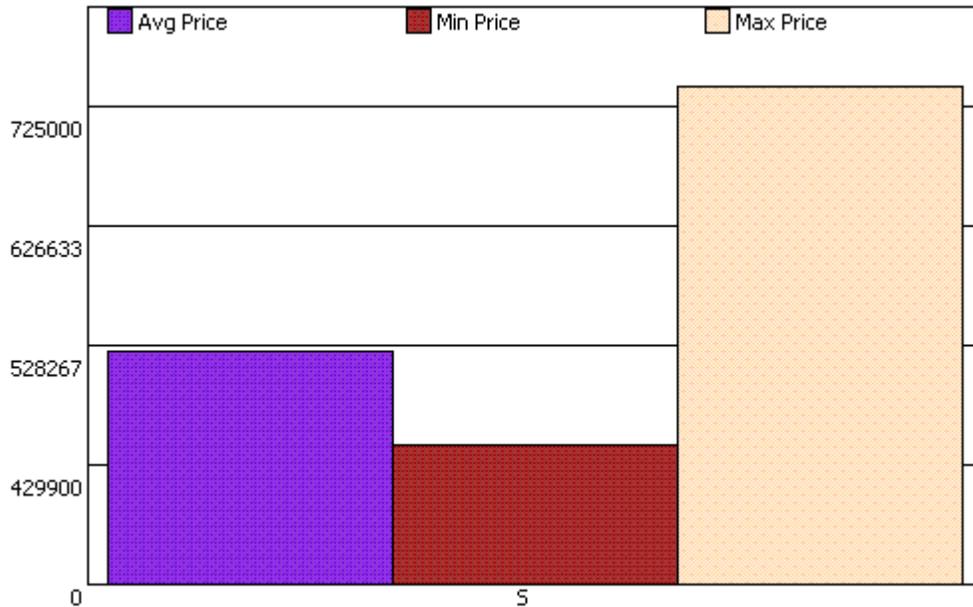
Information deemed to be reliable although not guaranteed

Sold properties

**Total # of Listings** 7  
**Lowest Price Listing** \$429,900  
**Highest Price Listing** \$725,000  
**Average Price** \$507,100  
**Avg. Price/SqFt** \$178  
**Avg. Days on Market** 40



## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$429,900	\$725,000	\$507,100	\$178
<b>Total Averages</b>	<b>\$429,900</b>	<b>\$725,000</b>	<b>\$507,100</b>	<b>\$178</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
2721 SARAZEN DR	\$429,900	\$429,900	48	0.0%	\$191.24
1428 OAKHURST DR	\$467,500	\$460,000	20	1.6%	\$163.41
2787 OLYMPIA FIELDS LANE	\$469,000	\$460,000	24	1.9%	\$152.37
1457 OAKHURST DR	\$489,900	\$479,900	70	2.0%	\$181.51
2729 SARAZEN DR	\$498,900	\$489,900	52	1.8%	\$177.18
1461 OAKHURST DR	\$524,900	\$505,000	8	3.8%	\$180.10
2808 PARKERS LANDING RD	\$739,900	\$725,000	56	2.0%	\$201.39
<b>Total Averages</b>	<b>\$517,143</b>	<b>\$507,100</b>	<b>40</b>	<b>1.9%</b>	<b>\$178</b>

## Property Summary

. Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1 S	2721 SARAZEN DR	3	2/1	2,248	2000	\$429,900	\$429,900	01/18/2005	48
2 S	1428 OAKHURST DR	4	3/1	2,815	2005	\$467,500	\$460,000	03/31/2005	20
3 S	2787 OLYMPIA FIELDS LANE	5	2/1	3,019	2004	\$469,000	\$460,000	03/14/2005	24
4 S	1457 OAKHURST DR	4	3/1	2,644	2003	\$489,900	\$479,900	02/25/2005	70
5 S	2729 SARAZEN DR	4	3/1	2,765	2000	\$498,900	\$489,900	02/15/2005	52
6 S	1461 OAKHURST DR	4	3/1	2,804	2004	\$524,900	\$505,000	04/28/2005	8
7 S	2808 PARKERS LANDING RD	4	3/1	3,600	2002	\$739,900	\$725,000	05/03/2005	56

