

## Properties Recently Sold

	Addr: <b>2414 ION AVE</b>	MLS#: <b>2417847 S#1</b>	
	City/Area: <b>SULLIVANS ISLAND/SULLIVAN'S ISLAND</b>	Category: <b>Residential</b>	
	List Price: <b>\$995,000</b>	Sold Price: <b>\$910,000</b>	\$/Sqft: <b>\$408.99</b>
	Beds: <b>4</b>	Baths(F/H): <b>2/0</b>	AprxSqFt: <b>2,225</b>
	LstDate: <b>06/26/2004</b>	SldDate: <b>03/30/2005</b>	
	Year Built: <b>1890</b>	Parking: <b>DOM: 184</b>	
	ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
	Lot: <b>208X104X140X55</b>		Acres: <b>0</b>
	Subdivision: <b>SULLIVANS ISLAND</b>		
	Features: <b>Other Wood Siding SCE&amp;G Level</b>		

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

**Remarks:** LICENSED FOR WEEKLY RENTAL THIS CHARMING 1890'S SULLIVAN'S ISLAND BEACH HOUSE HAS HIGH TONGUE AND GROOVE CEILINGS, WOOD AND TILE FLOORS, TWO LARGE LIVING AREAS AND A COMFORTABLE SCREEN PORTH. THE LOT IS PRIVATE WITH AN IRRIGATION SYSTEM. VERY SUNNY AND SPECIAL. A MUST SEE.


	Addr: <b>1620 ATLANTIC AVE</b>	MLS#: <b>2428587 S#2</b>	
	City/Area: <b>SULLIVANS ISLAND/SULLIVAN'S ISLAND</b>	Category: <b>Residential</b>	
	List Price: <b>\$998,500</b>	Sold Price: <b>\$990,000</b>	\$/Sqft: <b>\$450.00</b>
	Beds: <b>4</b>	Baths(F/H): <b>2/1</b>	AprxSqFt: <b>2,200</b>
	LstDate: <b>10/11/2004</b>	SldDate: <b>03/04/2005</b>	
	Year Built: <b>1969</b>	Parking: <b>1 Car Garage</b>	DOM: <b>131</b>
	ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
	Lot: <b>90 X 125</b>		Acres: <b>0.25</b>
	Subdivision: <b>SULLIVANS ISLAND</b>		
	Features: <b>Elect Range, Dishwasher Brick Veneer Corner</b>		

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

**Remarks:** BEST VALUE ON SULLIVAN'S ISLAND! THIS SECOND ROW PROPERTY RECENTLY APPRAISED AT OVER \$1 MILLION!! THE EXISTING HOUSE HAS BEEN THROWN IN FOR FREE. AND, IT'S ONLY A FEW STEPS AWAY FROM THE NEAREST BEACH PATH. BUY NOW AND USE THE HOUSE UNTIL YOU ARE READY TO BUILD NEW, RENT THE HOUSE LONG TERM, OR DONATE THE HOUSE TO CHARITY FOR A TAX WRITE OFF. THE HOUSE IS A CUTE, BEACH HOUSE, WITH A BIG SCREENED PORCH OVERLOOKING A PRIVATE, INGROUND SWIMMING POOL. IT HAS A FORMAL LIVING ROOM WITH WOODBURNING FIREPLACE AS WELL AS A LARGE SUNROOM. HARDWOODS IN MAIN LIVING AREAS AND TILE IN THE BATHROOMS. THIS HOUSE ALSO HAS A COVERED PATIO BY THE POOL, SEPARATE STUDY, LAWN WELL, AND GARAGE. UPSTAIRS OFFICE COULD BE CONVERTED BACK TO THE 5TH BEDROOM.

Information deemed to be reliable although not guaranteed

## Properties Recently Sold

	Addr: <b>2917 BROWNELL</b>	MLS#: <b>2422148 S #3</b>	
	City/Area: <b>SULLIVANS ISLAND/SULLIVAN'S ISLAND</b>	Category: <b>Residential</b>	
	List Price: <b>\$1,200,000</b>	Sold Price: <b>\$1,120,000</b>	\$/Sqft: <b>\$829.63</b>
	Beds: <b>3</b>	Baths(F/H): <b>2/0</b>	AprxSqFt: <b>1,350</b>
	LstDate: <b>08/04/2004</b>	SldDate: <b>04/18/2005</b>	
	Year Built: <b>1900</b>	Parking: <b>DOM: 198</b>	
	ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
	Lot: <b>100 X 150</b>		Acres: <b>0.35</b>
	Subdivision: <b>SULLIVANS ISLAND</b>		
	Features: <b>Traditional Elect Range, Dishwasher, Washer Conn, Dryer Conn Vinyl Siding SCE&amp;G, SI W/S Dist Level</b>		

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

**Remarks:** \*\*\*\*\*BUILDERS DREAM!!!!\*\*\*\*\*OCEAN VIEWS~JUST STEPS TO THE BEACH. GREAT LOT~100X150.~ PRICE REFLECTS LOT WITH OR WITHOUT HOUSE. HOUSE CAN BE DONATED. POSSIBLE TAX WRITE-OFF. LOW TRAFFIC ON SHORT, QUIET STREET! GREAT VIEWS FROM 28 FEET. PANORAMIC VIEWS FROM ELEVATED HOME THIRD FLOOR OFFICE/STUDY OR DECK!!!!

	Addr: <b>2618 MIDDLE ST</b>	MLS#: <b>2429307 S #4</b>	
	City/Area: <b>SULLIVANS ISLAND/SULLIVAN'S ISLAND</b>	Category: <b>Residential</b>	
	List Price: <b>\$1,550,000</b>	Sold Price: <b>\$1,450,000</b>	\$/Sqft: <b>\$604.17</b>
	Beds: <b>3</b>	Baths(F/H): <b>4/0</b>	AprxSqFt: <b>2,400</b>
	LstDate: <b>10/19/2004</b>	SldDate: <b>04/15/2005</b>	
	Year Built: <b>1910</b>	Parking: <b>1 Car Garage</b>	DOM: <b>103</b>
	ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
	Lot: <b>105X292X105X272</b>		Acres: <b>0.68</b>
	Subdivision: <b>SULLIVANS ISLAND</b>		
	Features: <b>Traditional Elect Range, Refrigerator, Dishwasher Wood Siding SCE&amp;G Level, Wooded, Inside, 1/2 -1 Acre</b>		

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

**Remarks:** A TRUE GEM OF A HOME. RARELY DOES A CLASSIC HOME LIKE THIS COME ON THE MARKET. FORMALLY KNOWN AS THE OLD "HOLSUM INN", THIS WAS THE OLD CONDON FAMILY HOME AND IS NOW FOR SALE. BUILT JUST AFTER THE TURN OF THE CENTURY, THIS HOME HAS BEEN TOTALLY RENOVATED SEVERAL TIMES. THE MAIN HOUSE HAS THE OLD LIVING ROOM WHICH IS OPEN TO THE KITCHEN AND DINING ROOM AND HAS 4 SETS OF FRENCH DOORS LEADING TO A SCREENED PORCH. THERE ARE 3 BEDROOMS AND 3 BATHS IN THE MAIN HOUSE. AT THE REAR OF THE HOME IS A LARGE FAMILY ROOM WITH WOOD BURING FIREPLACE AND BUILT IN CABINETS. A GREAT REAR DECK, WITH THE ULTIMATE GAZEBO FOR ENTERTAINING. OFF THIS DECK IS A LOWER LEVEL SWIMMING POOL. DOWNSTAIRS IS A MOTHER IN LAW SUITE. LIVING ROOM, KITCHEN, BEDROOM AND

BATH. BECAUSE OF BEING BELOW FLOOD REQUIREMENTS, THIS CANNOT BE COUNTED IN SQ. FT., IN THE MLS PROFILE SHEET ABOVE, NOR CAN IT BE INSURED. BUT IT IS A GREAT BONUS SPACE. THE LOT IS HEAVILY LANDSCAPED WITH MATURE TREES AND IRRIGATION. ACCESS POINTS FROM FRONT AND REAR. BECAUSE OF THE LANDSCAPING, THE HOME IS BEAUTIFULLY HIDDEN FROM THE STREETS. PLEASE CALL A DAY IN ADVANCE FOR YOUR SHOWINGS. TAX RECORDS SAY HOME IS 3100 SQ FT, PLEASE MEASURE TO VERIFY SQ. FT. DRINKING WATER RO SYSTEM. SECURITY SYSTEM. REAR DECKS MADE OUT OF TEAKLIKE WOOD CALLED "IPE".

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## Properties Recently Sold

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

### 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: <b>1312 THOMPSON AVE</b>	MLS#: <b>2401918 #6</b>	
	City/Area: <b>SULLIVANS ISLAND/SULLIVAN'S ISLAND</b>	Category: <b>Residential</b>	
	List Price: <b>\$1,645,000</b>	Sold Price: <b>\$1,552,000</b>	\$/Sqft: <b>\$344.89</b>
	Beds: <b>4</b>	Baths(F/H): <b>4/1</b>	AprxSqFt: <b>4,500</b>
	LstDate: <b>01/22/2004</b>	SldDate: <b>03/01/2005</b>	
	Year Built: <b>2005</b>	Parking: <b>2 Car Garage, Attached, Off-st Prkng</b>	DOM: <b>359</b>
	ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
	Lot: <b>89X135X87X138</b>		Acres: <b>0.27</b>
	Subdivision: <b>SULLIVANS ISLAND</b>		
	Features: <b>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&amp;G, SI W/S Dist Level, Ocean View</b>		


**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: <b>2112 ION AVE</b>	MLS#: <b>2434676 S #7</b>	
	City/Area: <b>SULLIVANS ISLAND/SULLIVAN'S ISLAND</b>	Category: <b>Residential</b>	
	List Price: <b>\$1,695,000</b>	Sold Price: <b>\$1,600,000</b>	\$/Sqft: <b>\$397.42</b>
	Beds: <b>5</b>	Baths(F/H): <b>5/1</b>	AprxSqFt: <b>4,026</b>
	LstDate: <b>12/08/2004</b>	SldDate: <b>03/29/2005</b>	
	Year Built: <b>2003</b>	Parking: <b>3+ Car Gar</b>	DOM: <b>54</b>
	ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>MOULTRIE</b>	High: <b>WANDO</b>
	Lot: <b>0</b>		Acres: <b>0</b>
	Subdivision: <b>SULLIVANS ISLAND</b>		
	Features: <b>Contemporary Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Hot Tub/spa, Security Sys, Garbage Disp, Ceiling Fan Wood Siding SCE&amp;G Level</b>		

### Agent Comments:

**Remarks:** LOCATION, LOCATION, LOCATION. THIS HOME IS TUCKED AWAY ON THE QUIET END OF ISLAND. NEAR THE ELEMENTARY SCHOOL. THE HALF ACRE LOT OFFERS LOTS OF ROOM FOR A GARDEN OR A POOL. THE HOUSE IS BEAUTIFULLY DESIGNED WITH HARDWOOD FLOORS, A GREAT LOOKING METAL ROOF, AND A GRACIOUS FRONT PORCH. THE VIEWS FROM THE DECKS ARE UNBEATABLE. THIS IS THE PERFECT HOME FOR A FAMILY WITH CHILDREN GOING TO SULLIVANS ISLAND SCHOOL. JUST A SHORT WALK TO THE BEACH, RESTAURANTS AND THE SCHOOL. THIS HOME IS EASY TO SHOW.

	Addr: <b>2914 MARSHALL BLVD</b>	MLS#: <b>2328542 S#8</b>	
	City/Area: <b>SULLIVANS ISLAND/SULLIVAN'S ISLAND</b>	Category: <b>Residential</b>	
	List Price: <b>\$2,500,000</b>	Sold Price: <b>\$2,250,000</b>	\$/Sqft: <b>\$463.92</b>
	Beds: <b>5</b>	Baths(F/H): <b>5/1</b>	AprxSqFt: <b>4,850</b>
	LstDate: <b>12/09/2003</b>	SldDate: <b>03/28/2005</b>	
	Year Built: <b>2004</b>	Parking:	DOM: <b>417</b>
	ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
	Lot: <b>100 X 150</b>		Acres: <b>0.34</b>
	Subdivision: <b>SULLIVANS ISLAND</b>		
	Features: <b>Cement Plank SCE&amp;G Beach Access, Ocean View</b>		

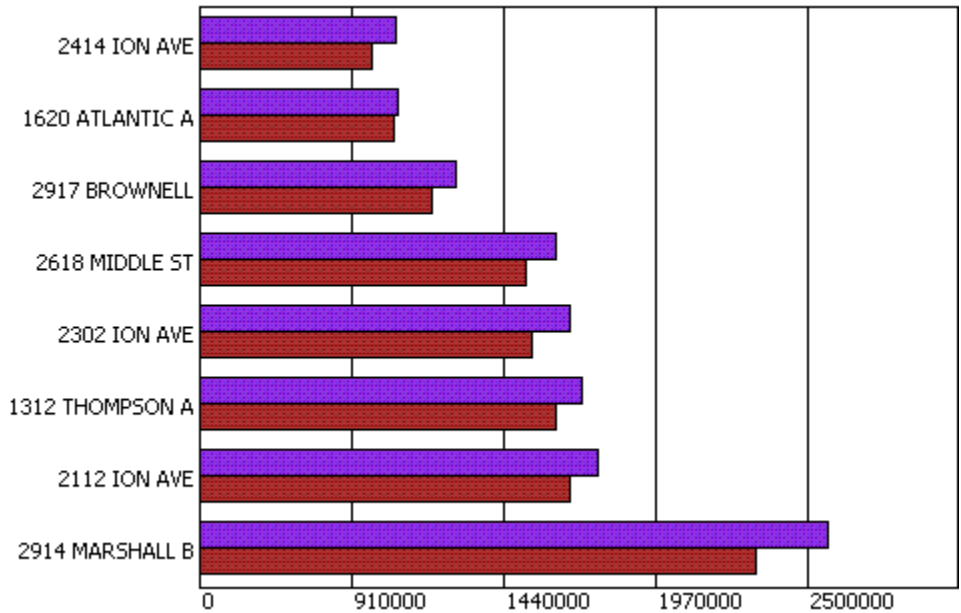
### Agent Comments:

**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

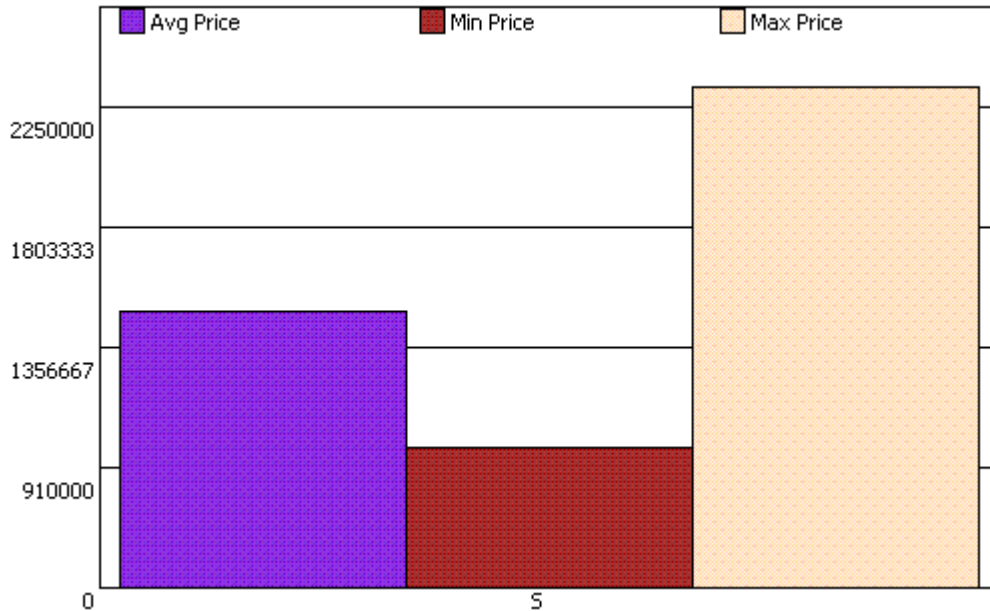
Sold properties

**Total # of Listings** 8  
**Lowest Price Listing** \$910,000  
**Highest Price Listing** \$2,250,000  
**Average Price** \$1,417,125  
**Avg. Price/SqFt** \$481  
**Avg. Days on Market** 235





## Summary Graph/Analysis



### Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$910,000	\$2,250,000	\$1,417,125	\$481
<b>Total Averages</b>	<b>\$910,000</b>	<b>\$2,250,000</b>	<b>\$1,417,125</b>	<b>\$481</b>

### Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
2414 ION AVE	\$995,000	\$910,000	184	8.5%	\$408.99
1620 ATLANTIC AVE	\$998,500	\$990,000	131	0.9%	\$450.00
2917 BROWNELL	\$1,200,000	\$1,120,000	198	6.7%	\$829.63
2618 MIDDLE ST	\$1,550,000	\$1,450,000	103	6.5%	\$604.17
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
2112 ION AVE	\$1,695,000	\$1,600,000	54	5.6%	\$397.42
2914 MARSHALL BLVD	\$2,500,000	\$2,250,000	417	10.0%	\$463.92
<b>Total Averages</b>	<b>\$1,522,938</b>	<b>\$1,417,125</b>	<b>235</b>	<b>6.9%</b>	<b>\$481</b>

## Property Summary

. Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1 S	2414 ION AVE	4	2/0	2,225	1890	\$995,000	\$910,000	03/30/2005	184
2 S	1620 ATLANTIC AVE	4	2/1	2,200	1969	\$998,500	\$990,000	03/04/2005	131
3 S	2917 BROWNELL	3	2/0	1,350	1900	\$1,200,000	\$1,120,000	04/18/2005	198
4 S	2618 MIDDLE ST	3	4/0	2,400	1910	\$1,550,000	\$1,450,000	04/15/2005	103
5 S	2302 ION AVE	7	5/1	4,222	1890	\$1,600,000	\$1,465,000	01/14/2005	435
6 S	1312 THOMPSON AVE	4	4/1	4,500	2005	\$1,645,000	\$1,552,000	03/01/2005	359
7 S	2112 ION AVE	5	5/1	4,026	2003	\$1,695,000	\$1,600,000	03/29/2005	54
8 S	2914 MARSHALL BLVD	5	5/1	4,850	2004	\$2,500,000	\$2,250,000	03/28/2005	417

