



Properties Recently Sold

	Addr: 303 PORT O CALL, unit G	MLS#: 2512308 S #1
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$500,000	Sold Price: \$500,000	\$/Sqft: \$591.72
Beds: 1	Baths(F/H): 1/0	AprxSqFt: 845
LstDate: 04/04/2005	SldDate: 05/06/2005	
Year Built: 1981	Parking: DOM: 2	
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0.0		Acres: 0
Subdivision: WILD DUNES	Features: Contemporary Elect Range, Refrigerator, Dishwasher Cement Plank SCE&G, IoP W/S Comm Beach Access, Ocean View	

Agent Comments: _____

Remarks: SOLD FURNISHED. WITH A LITTLE CREATIVE DECORATING AND SOME T.L.C. THIS COULD BE A VERY GOOD RENTAL PROPERTY. THIS TOP FLOOR UNIT WITH OCEAN PEEKS WILL BE GOOD INVESTMENT FOR SOMEONE. AT THIS TIME IT IS THE LOWEST AND FAIREST PRICED BEACH CONDOMINIUM ON THE MARKET-CERTAINLY WORTH A LOOK! NOTE: REPAIRS TO UPPER DECK, DOOR AND SCREENED PORCH ARE BEING DONE WEEK APRIL 18TH.


	Addr: 409 YACHT HARBOR	MLS#: 2513984 S #2
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$530,000	Sold Price: \$520,000	\$/Sqft: \$383.20
Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,357
LstDate: 04/15/2005	SldDate: 06/06/2005	
Year Built: 1986	Parking: 1 Car Garage	DOM: 14
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES	Features: Contemporary Refrigerator, Washer, Dryer Stucco Level, W/frnt-deep	

Agent Comments: _____

Remarks: GROUND FLOOR, 2 BEDROOM VILLA WITH BEAUTIFUL VIEWS OF POOL AND WILD DUNES MARINA. HAS DECK AND SCREENED PORCH AND FRONT STEPS FOR EASY ACCESS TO AMENITIES. THIS "B" PLAN HAS A DINING ROOM, WHICH CAN BE USED AS DEN OR THIRD BEDROOM. END UNIT IS VERY OPEN AND BRIGHT. PRESENTLY THIS UNIT IS ONLY FULL OWNERSHIP AVAILABLE IN YACHT HARBOR.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 3 MARINERS WALK, unit B	MLS#: 2512985 S #3	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$540,000	Sold Price: \$539,000	\$/Sqft: \$673.75
	Beds: 1	Baths(F/H): 1/0	AprxSqFt: 800
	LstDate: 04/12/2005	SldDate: 06/10/2005	
	Year Built: 1981	Parking: 1 Car	DOM: 22
		C/port, Attached	
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: CONDO		Acres: 0
	Subdivision: WILD DUNES	Features: Traditional Elect Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer Wood Siding SCE&G, IoP W/S Comm Beach Access, Ocean View	

Agent Comments: _____

Remarks: WONDERFUL ONE BEDROOM WITH GREAT OCEAN VIEWS, VERY ATTRACTIVELY FURNISHED AND DECORATED PLUS UPGRADED APPLIANCES. ~ BEING SOLD FULLY FURNISHED WITH THE EXCEPTION OF 2 ROCKERS, OTTOMAN AND THE CONTENTS OF THE OWNERS CLOSET. SELLERS SHALL PAY IN FULL THE CURRENT SPECIAL ASSESSMENT AT CLOSING. SELLERS SHALL BE PARTICIPATING IN A 1031 LIKE-KIND TAX-FREE EXCHANGE AT NO ADDITIONAL COST TO THE BUYERS. SALE MUST CLOSE NO LATER THAN JUNE 15, 2005 TIME BEING OF THE ESSENCE, WITH NO EXTENSION ON THE CLOSING DATE. CURRENTLY ON GREAT BEACH VACATIONS RENTAL PROGRAM BUT EASY TO SHOW. MARINERS WALK ASSESSMENT REPAIRS HAVE BEEN COMPLETED ON BUILDING 3.


LIST-IT Internet MLS © Solid Earth Geographics	Addr: 8 BACK CT	MLS#: 2516801 S #4	
 <p style="text-align: center;">Photo not available at this time</p> <p style="text-align: center; font-size: small;">Ctarmls.com is a service of Charleston Trident MLS, Inc.</p>	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$550,000	Sold Price: \$530,000	\$/Sqft: \$417.98
	Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,268
	LstDate: 03/08/2005	SldDate: 05/13/2005	
	Year Built: 1983	Parking: 1 Car	DOM:
		Garage	
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 0		Acres: 0
	Subdivision: WILD DUNES	Features: Elect Range, Washer Conn, Dryer Conn Wood Siding On Tennis Ct, Beach Access, Lagoon	

Agent Comments: _____

Remarks: FOR COMP. PURPOSES ONLY

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 28 TWIN OAKS	MLS#: 2517488 S #5	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$635,000	Sold Price: \$610,000	\$/Sqft: \$488.78
	Beds: 3	Baths(F/H): 2/0	AprxSqFt: 1,248
	LstDate: 05/03/2005	SldDate: 06/09/2005	
	Year Built: 1979	Parking: 2 Car C/port	DOM: 15
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 0		Acres: 0
	Subdivision: WILD DUNES		
	Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp Wood Siding SCE&G, IoP W/S Comm Level, Wooded		

Agent Comments: _____

Remarks: BEACH COTTAGE LOCATED ON VERY DESIRABLE LOT. LOTS OF TREES AND PRIVACY. HOME IS SOLD UNFURNISHED AND EASY TO SHOW. ENJOY ALL OF THE AMENITIES OF WILD DUNES, CLOSE TO TENNIS, POOL AND PLAY GROUND. SHORT WALK TO BEACH.

	Addr: 50 TWIN OAKS LN	MLS#: 2514601 S #6	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$648,000	Sold Price: \$648,000	\$/Sqft: \$519.23
	Beds: 3	Baths(F/H): 2/0	AprxSqFt: 1,248
	LstDate: 04/23/2005	SldDate: 05/16/2005	
	Year Built: 1979	Parking: 2 Car C/port	DOM:
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot:		Acres: 0
	Subdivision: WILD DUNES		
	Features: Other Elect Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer Wood Siding SCE&G, IoP W/S Comm Level, Wooded		


Agent Comments: _____

Remarks: THIS IS THE COTTAGE YOU'VE BEEN WAITING FOR! BEAUTIFULLY REMODELED WITH OPENED KITCHEN, BEAUTIFUL CABINETRY AND HARDWARE, GRANITE COUNTERTOPS, PENDANT LIGHTING, HEART PINE FLOORS WITH BRAZILIAN CHERRY ACCENT, SOFT PAINT COLORS, BEADBOARD, NEW BATHS WITH CUSTOM CABINETRY, GRANITE COUNTERTOPS, TILE FLOOR...

CLASSY CHOICES THROUGHOUT. YOU'LL LOVE THE SCREENED PORCH, OPEN DECK AND PRIVACY IN YOUR CUTE LITTLE "COTTAGE AT THE BEACH". CLOSE TO EVERYTHING. (SOLD UNFURNISHED).


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 10 SEAGROVE VILLAS, unit A	MLS#: 2508681 S #7
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$655,000	Sold Price: \$649,231	\$/Sqft: \$772.89
Beds: 1	Baths(F/H): 1/0	AprxSqFt: 840
LstDate: 03/01/2005	SldDate: 04/12/2005	
Year Built: 1979	Parking: Off-st Prkng	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot:		Acres: 0
Subdivision: WILD DUNES	Features: Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp Wood Siding SCE&G, loP W/S Comm Level, Beachfront	

Agent Comments: _____

Remarks: EXTENSIVE REMODEL JUST COMPLETED ON THIS BEAUTIFUL, OCEANFRONT, END-UNIT VILLA AT SEAGROVE. EVERYTHING BRAND NEW INCLUDING KITCHEN, BATH, HARDWOOD FLOORS THROUGHOUT, STAINLESS APPLIANCES, 42" PLASMA TELEVISION, WINDOWS, PELLA SLIDER, THE WORKS! THIS VILLA IS STUNNING, AS ARE THE VIEWS.


	Addr: 5 MARINERS WALK, unit C	MLS#: 2512672 S #8
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$739,000	Sold Price: \$735,000	\$/Sqft: \$668.18
Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,100
LstDate: 04/11/2005	SldDate: 06/14/2005	
Year Built: 1982	Parking:	DOM: 3
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot:		Acres: 0
Subdivision: WILD DUNES	Features: Contemporary Wood Siding Ocean View	

Agent Comments: _____

Remarks: CONTINGENT ON ANOTHER PROPERTY SELLING, 72 HR. KICK OUT. PEACEFUL RELAXED SETTING LOOKING OUT ON THE POOL WITH PEAKS OF THE OCEAN.LARGE SCREENED PORCH ACCESSING FROM LIVING AREA AS WELL AS MASTER BEDROOM- , BUYER TO VERIFY SQ. FT.. BUYER TO PAY .05% TRANSFER FEE TO WILD DUNES HOA AT CLOSING.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 5821 BACK BAY DR	MLS#: 2501208 S #9
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$749,000	Sold Price: \$730,000	\$/Sqft: \$310.90
Beds: 5	Baths(F/H): 3/1	AprxSqFt: 2,348
LstDate: 01/10/2005	SldDate: 06/24/2005	
Year Built: 1991	Parking: 1 Car Garage	DOM: 132
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 001		Acres: 0
Subdivision: WILD DUNES		
Features: Traditional Elect Range, Washer Conn, Dryer Conn Wood Siding SCE&G, loP W/S Comm Cul-de-sac		

Agent Comments: _____

Remarks: GREAT VACATION HOME, PRIMARY RESIDENCE, OR INVESTMENT PROPERTY AT A GREAT PRICE. JUST A SHORT WALK TO THE BEACH AND ALL OF WILD DUNES AMENITIES. SQUARE FOOTAGE APPROXIMATE-BUYER TO VERIFY-BUYER TO PAY .5% TRANSFER FEE TO WILD DUNES HOA. CALL FOR MORE DETAILS.

	Addr: 27 OYSTER ROW	MLS#: 2512469 S #10
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$750,000	Sold Price: \$750,000	\$/Sqft: \$433.78
Beds: 3	Baths(F/H): 2/0	AprxSqFt: 1,729
LstDate: 04/11/2005	SldDate: 06/16/2005	
Year Built: 1981	Parking: Off-st Prkng	DOM: 10
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 67X114X70X73		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Elect Range, Elec Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Ceiling Fan Wood Siding SCE&G Level, Corner		

Agent Comments: _____

Remarks: THIS LOVELY 3 BEDROOM, 2 BATH HOME IS LOCATED IN WONDERFUL WILD DUNES CLOSE TO THE BEACH, TENNIS, AND GOLF. DESIRABLE FEATURES INCLUDE LARGE CORNER LOT (OFFERING ADD-ON POTENTIAL), FRESHLY UPDATED INTERIOR, SPLIT FLOOR PLAN, HUGE LIVING AREA, AND BRIGHT KITCHEN AND SUNROOM. EXPERIENCE THE ISLAND BREEZE AND PRIME RESORT LIVING AT 27 OYSTER ROW.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 6501 BACK BAY DR	MLS#: 2502767 S #11	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$769,000	Sold Price: \$750,000	\$/Sqft: \$354.44
	Beds: 3	Baths(F/H): 3/1	AprxSqFt: 2,116
	LstDate: 01/17/2005	SldDate: 05/20/2005	
	Year Built: 1997	Parking: 2 Car Garage, Attached	DOM: 97
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 125X121X106X138		Acres: 0.31
	Subdivision: WILD DUNES		
	Features: Traditional Gas Range, Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan Cement Plank SCE&G, IoP W/S Comm Lagoon		

Agent Comments: _____

Remarks: NATURE LOVERS WILL LOVE THIS HOUSE WITH ATTRACTIVE AND FUNCTIONAL FLOOR PLAN AND A YARD OFFERING PRIVACY ON ALL SIDES. LOTS OF NATURAL WOOD IN THE INTERIOR INCLUDING HARDWOOD FLOORS, AND AN OPEN PLAN WITH SOARING CEILING AND LOFT LOOKING OUT INTO THE TREETOPS. SCREENED PORCH AND DECKS ON BOTH LEVELS OFFER VIEW OF SMALL LAGOON AND SURROUNDING TREES, SO BIRDLIVERS WILL ESPECIALLY LIKE THIS FEATURE. OH YES, TWO HUGE, SPRAWLING OAKS ADD TO THE BEAUTY. BEING SOLD UNFURNISHED. WILD DUNES TRANSFER FEE APPLIES. ANCHOR AND IRON GATE IN YARD DO NOT CONVEY.

	Addr: 8 EDGEWATER ALLEY	MLS#: 2514252 S #12	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$789,000	Sold Price: \$789,000	\$/Sqft: \$404.62
	Beds: 3	Baths(F/H): 2/0	AprxSqFt: 1,950
	LstDate: 04/21/2005	SldDate: 06/01/2005	
	Year Built: 1994	Parking: 2 Car Garage	DOM:
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 83X140X108X119		Acres: 0.27
	Subdivision: WILD DUNES RESORT		
	Features: Traditional Elect Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn Wood Siding SCE&G, IoP W/S Comm Level		


Agent Comments: _____

Remarks: SIMPLE AND CLEAN DESCRIBE THIS WILD DUNES HOME. FOR IT'S SIZE, THIS RAISED UP HOME HAS A VERY OPEN AND AIRY FEEL TO IT. THE GREAT ROOM HAS A GAS LOG FIREPLACE, VAULTED CEILINGS AND OPENS ONTO A BRIGHT AND WARM SUNROOM WHICH OPENS ONTO A

SUNDECK. THE MASTER BEDROOM ALSO OPENS ONTO THE SUNROOM. THE EAT-IN KITCHEN IS BRIGHT AND HAS PLENTY OF COUNTER AND CABINET SPACE. THERE ARE TWO BEDROOMS AND A BATH IN THE FRONT OF THE HOUSE. THE GROUND LEVEL HAS ENOUGH ROOM FOR 3 CARS, PLENTY OF STORAGE AND A WORKSHOP. JUST A SHORT WALK FROM THE BEACH, THIS PROPERTY WOULD MAKE EITHER A GREAT RENTAL INVESTMENT OR PERMANENT RESIDENCE. THOUGH THE CURRENT OWNERS LIVE IN THE PROPERTY FULL TIME, IT CAN BE SOLD NICELY FURNISHED AND READY TO RENT IF NEED BE. CALL AGENT FOR DETAILS. WDCA TRANSFER FEE OF .5% IS THE RESPONSIBILITY OF THE BUYER AT CLOSING. CONTINGENT ON FINANCING AND INSPECTION.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

LIST-IT Internet MLS © Solid Earth Geographics	Addr: 19 MARSH ISLAND LN		MLS#: 2517809 S #13
 <p style="text-align: center;">Photo not available at this time</p>	City/Area: ISLE OF PALMS/WILD DUNES		Category: Residential
	List Price: \$790,550	Sold Price: \$789,550	\$/Sqft: \$501.30
Beds: 3	Baths(F/H): 2/0		AprxSqFt: 1,575
LstDate: 04/05/2005	SldDate: 05/19/2005		
Year Built: 1980	Parking: Off-st Prkng		DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO	
Lot: 50*143*55*123			Acres: 0
Subdivision: WILD DUNES			
Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp Wood Siding SCE&G Level, Wooded, Marshfront, Wetlands			

Agent Comments: _____

Remarks: ENTERED FOR COMP PURPOSES ONLY.


	Addr: 8 SEAGROVE VILLAS, unit C		MLS#: 2511117 S #14
	City/Area: ISLE OF PALMS/WILD DUNES		Category: Residential
List Price: \$795,000	Sold Price: \$745,000	\$/Sqft: \$603.24	
Beds: 2	Baths(F/H): 2/0		AprxSqFt: 1,235
LstDate: 03/14/2005	SldDate: 05/05/2005		
Year Built: 1979	Parking: 1 Car C/port		DOM: 19
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO	
Lot: 0			Acres: 0
Subdivision: WILD DUNES			
Features: Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp Wood Siding SCE&G Cul-de-sac, Beach Access, Ocean View			

Agent Comments: _____

Remarks: COMPLETELY FURNISHED. OCEAN VIEWS. CLOSE TO TENNIS, GRAND PAVILION, GOLF, CONFERENCE CENTER. GREAT RENTAL. MUST SEE.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 4 MARINERS WALK, unit C	MLS#: 2512394 S#15	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$795,000	Sold Price: \$780,000	\$/Sqft: \$705.88
	Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,105
	LstDate: 04/08/2005	SldDate: 06/10/2005	
	Year Built: 1982	Parking: DOM: 33	
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot:		Acres: 0
	Subdivision: WILD DUNES		
	Features: Level		

Agent Comments:

Remarks: BEAUTIFUL VIEW OF THE POOL, OCEAN AND DUNES! LARGE SCREENED PORCH WITH ROOM FOR DINING FOR FOUR PLUS OUTDOOR STORAGE- 2 BEDROOM, 2 BATH, KITCHEN, DINING ROOM, APPROX 1105 SQ FEET, SOLD FURNISHED WITH A FEW EXCEPTIONS, ALL INFORMATION IS BELIEVED TO BE CORRECT, BUYER TO VERIFY. BUYER TO PAY .05% TRANSFER FEE TO WILD DUNES HOA AT CLOSING.

	Addr: 5829 BACK BAY DR	MLS#: 2507741 S#16	
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential	
	List Price: \$799,000	Sold Price: \$758,000	\$/Sqft: \$314.52
	Beds: 3	Baths(F/H): 3/1	AprxSqFt: 2,410
	LstDate: 03/01/2005	SldDate: 05/26/2005	
	Year Built: 1998	Parking: 1 Car Garage	DOM: 45
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot:		Acres: 0
	Subdivision: WILD DUNES		
	Features: Traditional Elect Range, Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher SCE&G Level, Cul-de-sac		


Agent Comments:

Remarks: A WONDERFUL BEACH HOME ON A QUIET CUL DE SAC CLOSE TO ALL THE AMENITIES IN WILD DUNES. THIS HOME IS PERFECT AS A PRIMARY RESIDENCE, VACATION HOME, OR INVESTMENT PROPERTY. THE OPEN FLOOR PLAN GIVES IT A SPACIOUS AND AIRY FEEL AND AN EASY FLOW FOR EVERYDAY LIVING AND ENTERTAINING. THE LIGHT, BRIGHT KITCHEN WITH WHITE CABINETS AND CORIAN COUNTERTOPS OPENS INTO A BREAKFAST ROOM, SCREENED PORCH, AND GREAT ROOM WITH VAULTED CEILING AND HARDWOOD FLOORS. A PALE YELLOW DINING ROOM OFF THE KITCHEN IS PERFECT FOR FORMAL OR CASUAL DINING. THE FIRST FLOOR MASTER OPENS ONTO A LARGE DECK SURROUNDED BY A BEAUTIFUL LIVE OAK. THE TWO GUEST BEDROOMS AND BATHS UPSTAIRS ARE DIVIDED FOR ADDED PRIVACY BY A LARGE LOFT WHICH IS PERFECT FOR USE AS A T.V. GAME,

READING ROOM OR EXTRA SLEEPING AREA. THIS QUALITY HOME WAS COMPLETED IN 1998 WITH MANY FINE APPOINTMENTS SUCH AS SPEAKERS IN EVERY ROOM WITH VOLUME CONTROL, WIRING FOR SURROUND SOUND, CENTRAL VAC, AND ANDERSON WINDOWS. READY FOR YOUR BUYER TO MOVE IN TODAY!


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 2 SANDWEDGE LN	MLS#: 2414437 S#17
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$817,500	Sold Price: \$770,000	\$/Sqft: \$264.15
Beds: 4	Baths(F/H): 2/1	AprxSqFt: 2,915
LstDate: 05/21/2004	SldDate: 04/22/2005	
Year Built: 1981	Parking: DOM: 278	
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 35X146X92X98X87X		Acres: 1
Subdivision: WILD DUNES		
Features: Wood Siding SCE&G, loP W/S Comm Level, Lagoon		

Agent Comments:

Remarks: THIS QUALITY BUILT HOME HAS BEEN UNDER SINGLE OWNERSHIP SINCE ITS 1981 INCEPTION. DESIGNED AND BUILT WITH HIGHEST QUALITY IN MIND, IT FEATURES STEEL I BEAMS ACROSS THE FAMILY ROOM AND FOYER, WOOD CEILINGS IN SEVERAL AREAS, BEAUTIFUL HARDWOOD FLOORS, DOUBLE SIDED FIREPLACE WITH HEAT RECOVERY AND STONE SURROUND, PASSIVE SOLAR HEATING DESIGN, ACCUSTICALLY INSULATED (SOUNDPROOF) MASTER WALLS AND CEILING AND EXTERIOR (7/8" THICK) SOLID CEDAR SIDING. KEEPING UP WITH EVOLVING STYLES AND TASTES, THIS HOME UNDERWENT A REMODEL IN 1990 TO INCLUDE UPGRADES TO THE SUNROOM, MASTER BEDROOM, TWO OTHER BEDROOMS, CREATION OF BOOKCASES AND TV CABINET, SMOOTHED CEILINGS, NEW DECKS AND A NEW ARCHITECTURAL SHINGLE (30 YEAR) ROOF. IN 2003/2004 THE KITCHEN WAS REDESIGNED IN COUNTRYFRENCH WITH STAINLESS STEEL COUNTERTOP, TUMBLED GRANITE TILE COUNTERTOP, CULINAIRE SINK/FAUCET AND BEAUTIFUL CABINETRY. NEW WINDOW GLASS WAS ALSO INSTALLED IN 2003. THE FLOORPLAN IS INTERACTIVE AND OFFERS A SPACIOUS 44X15 FIRST FLOOR MASTER SUITE, SUNROOM, GREAT ROOM, SEPARATE LIVING AND DINING AS WELL AS EAT-IN KITCHEN. THIS HOME IS ALSO EQUIPPED WITH SURROUND SOUND SYSTEM WITH SPEAKERS AND TV TO CONVEY. THE LOCATION AND ENVIRONMENT ARE PERFECT... CLOSE TO EVERYTHING IN WILD DUNES, YET A QUIET, SECLUDED OASIS SPORTING 6-8 LB BASS IN THE BACKYARD LAGOON!

	Addr: 18 COMMONS COURT	MLS#: 2506866 #18
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$825,000	Sold Price: \$815,000	\$/Sqft: \$350.99
Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,322
LstDate: 02/26/2005	SldDate: 05/04/2005	
Year Built: 1999	Parking: 2 Car Garage	DOM: 13
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot:		Acres: 0
Subdivision: WILD DUNES		
Features: Chas. Single Gas Cooktop SCE&G Level, On Golf Crse		

Agent Comments: _____

Remarks: INSTANTLY APPEALING! EXPECT TO BE IMPRESSED BY THE CHARM OF THIS CHARLESTON SINGLE HOME IN WILD DUNES. IT'S WHITE, BRIGHT AND SPARKLING CLEAN! VIEWS OF #14, #9 AND #1 FAIRWAYS OF THE LINKS GOLF COURSE ADD TO THE PRIVACY AND ENJOYMENT OF THIS 4 BEDROOM HOME. EACH BEDROOM HAS IT'S OWN BATH AND THE KITCHEN OFFERS 4 BURNER GAS COOKTOP AND WITH BREAKFAST BAR. MANY NICE APPOINTMENTS SUCH AS... HARDWOOD FLOORS THROUGHOUT ENTIRE HOME, GAS FIREPLACE, WET BAR, SCEENED PORCH, LARGE MASTER BEDROOM WITH PRIVATE DECK, MASTER BATH WITH JETTED TUB. DESIGNED TO BE ENJOYED AS A PERMANENT OR AS SECOND HOME. SO..."SWING ON BY" TO VISIT THIS COMMONS COURT HOME! BEING SOLD FURNISHED WITH A FEW EXCEPTIONS. BUYER TO VERIFY SQUARE FOOTAGE. WILD DUNES HOA TRANFER FEE OF .05% APPLIES TO ALL PROPERTIES IN WILD DUNES.

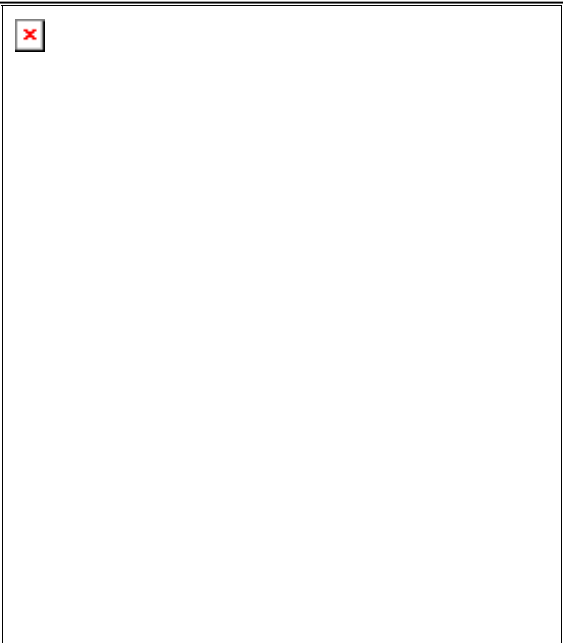
Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 109 SUMMERHOUSE	MLS#: 2516978 S#19
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$825,000	Sold Price: \$825,000	\$/Sqft: \$668.02
Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,235
LstDate: 05/17/2005	SldDate: 06/16/2005	
Year Built: 1983	Parking:	DOM: 1
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Stucco SCE&G Level		

Agent Comments: _____

Remarks: SUPERB 2 BEDROOM 2 BATH CONDO OVERLOOKING THE POOL AND THE ATLANTIC OCEAN. EASY ACCESS FROM THE UNIT DOWN THE DECK STAIRS TO THE POOL AND BEACH. GREAT RENTAL PROPERTY - SOLD FULLY FURNISHED. BUYER TO VERIFY SQUARE FOOTAGE. WILD DUNES HOA TRANSFER FEE OF .005% AT CLOSING. REGIME FEE OF \$496.74 INCLUDES INSURANCE. THIS SALE WILL BE PART OF A 1031 TAX DEFERRED EXCHANGE FOR THE SELLERS. FINANCING, INSPECTION AND APPRAISAL CONTINGENCIES. WILL ACCEPT BACKUPS.

	Addr: 316 SHIPWATCH VILLA, unit #C	MLS#: 2515446 S#20
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$855,000	Sold Price: \$835,000	\$/Sqft: \$771.72
Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,082
LstDate: 04/29/2005	SldDate: 05/20/2005	
Year Built: 1988	Parking:	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features:		

Agent Comments: _____

Remarks: BEAUTIFUL OCEANFRONT UNIT.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 419 SEASCAPE VILLA	MLS#: 2512744 S #21
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$865,000	Sold Price: \$840,000	\$/Sqft: \$670.93
Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,252
LstDate: 04/11/2005	SldDate: 05/20/2005	
Year Built: 1983	Parking: Off-st Prkng	DOM: 21
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Elect Range, Elec Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn Stucco SCE&G Beachfront		

Agent Comments: _____

Remarks: WHAT A VIEW. NICE TWO BEDROOMVILLA, OCEANFRONT AS YOU CAN GET. ON WILD DUNES RENTAL PROGRAM. SOLD FURNISHED. OPEN PLAN. 4TH FLOOR VIEWS ARE AMAZING.

	Addr: 5 SANDWEDGE LN	MLS#: 2515423 S #22
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$895,000	Sold Price: \$845,000	\$/Sqft: \$296.08
Beds: 4	Baths(F/H): 3/1	AprxSqFt: 2,854
LstDate: 05/02/2005	SldDate: 06/14/2005	
Year Built: 2000	Parking: 3 Car Garage	DOM: 8
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 140X169X65X72		Acres: 0
Subdivision: WILD DUNES		
Features: Traditional Elec Wal Ovn, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan Cement Plank SCE&G, IoP W/S Comm Level, Cul-de-sac		


Agent Comments: _____

Remarks: SURROUNDED BY MASSIVE LIVE OAKS ON A QUITE CUL-DE-SAC IN WILD DUNES...NUMBER 5 SANDWEDGE OFFERS PROFESSIONAL INTERIOR DESIGN WITH AN OPEN FLOOR PLAN FOR GREAT ENTERTAINING FLOW. CUSTOM WINDOW TREATMENTS AND WALLPAPERS ENHANCE THE STYLE AND BEAUTY OF THIS HOME. FULL BASEMENT GARAGE...EXTERIOR AND INTERIOR PAINTING WITHIN THE YEAR, GAS LANTERNS, PICKET FENCE AROUND REAR YARD AND SHORT WALK TO THE BEACH. CLOSE TO POOL AND TENNIS. HOME HAS 1ST FLOOR MASTER. PLANTATION SHUTTERS THROUGHOUT THE HOME. LOTS OF ROOM FOR A POOL. FURNITURE NEGOTIABLE. GREAT

CONDITION!


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 13 YACHT HARBOR City/Area: ISLE OF PALMS/WILD DUNES	MLS#: 2419819 S #23 Category: Residential
	List Price: \$897,500 Beds: 4 LstDate: 07/15/2004 Year Built: 2004 ElemSch: SULLIVANS ISLAND Lot: 32X130 Subdivision: WILD DUNES	Sold Price: \$897,000 Baths(F/H): 4/1 SldDate: 05/27/2005 Parking: 2 Car Garage Mid: LAING
Features: Chas. Single Elect Range, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Gar Dr Openr, Garbage Disp, Ceiling Fan Cement Plank SCE&G, loP W/S Comm Level, High, On Golf Crse, Lagoon		

Agent Comments: _____

Remarks: FABULOUS NEW CONSTRUCTION. RELAX IN YOUR BEAUTIFUL HOME LOOKING OUT OVER GOLF COURSE AND LAGOON FROM THE THREE TIER DECK~ HEART OF PINE FLOORS MEET YOU INSIDE THE FRONT DOOR. GOURMET KITCHEN WITH GRANITE COUNTER TOPS AND STAINLESS STEEL APPLIANCES, OPEN TO GREAT ROOM AND DINING ROOM FOR EASY ENTERTAINING. LARGE BEDROOM DOWN WITH CERAMIC TILE BATH AND FRENCH DOORS OPEN TO COVERED PORCH. MASTER BEDROOM AND TWO SECONDARY BEDROOMS UPSTAIRS, ALL WITH PRIVATE CERAMIC TILE BATH. LARGE MEDIA ROOM UP IS PERFECT FOR HOME OFFICE OR CHILDRENS PLAYROOM. FRAMED ELEVATOR SHAFT


	Addr: 27 FAIRWAY OAKS LN City/Area: ISLE OF PALMS/WILD DUNES	MLS#: 2433826 #24 S Category: Residential
	List Price: \$899,000 Beds: 5 LstDate: 11/29/2004 Year Built: 1982 ElemSch: SULLIVANS ISLAND Lot: 100X123X100X115 Subdivision: WILD DUNES	Sold Price: \$885,000 Baths(F/H): 3/2 SldDate: 06/20/2005 Parking: 2 Car Garage, Attached Mid: LAING
Features: Traditional Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Ceiling Fan Wood Siding SCE&G, loP W/S Comm Level, Lagoon		

Agent Comments: _____

Remarks: A FABULOUS RENOVATION BY VIKING CONTRACTORS HAS CREATED A FAIRY-TALE TRANSFORMATION TO THIS HOME ON FAIRWAY OAKS. THE NEW ENTRY WITH BARRELED CEILING, DOUBLE COLUMNS, WIDE AND OPEN IRONWOOD STAIRS, BRICK WALKWAY, UPDATED LANDSCAPING AND EXTERIOR SHUTTERS PROVIDE THE INVITATION TO PEAK INSIDE. BRAZILIAN CHERRY FLOORS ARE A STUNNING ACCENT TO THE CUSTOM FIREPLACE SURROUND, ARCHED AND COLUMNED CEILING SEPARATION AND WIDE-OPEN LAGOON VIEWS. THE KITCHEN OFFERS A BEAUTIFUL CUSTOM BUILT-IN CHINA CABINET WITH GLASS DOORS, WINE COOLER, STAINLESS APPLIANCES AND RICH GRANITE COUNTERTOPS WITH BREAKFAST BAR SEATING. VIEWS OF THE LAGOON ARE ENJOYED FROM THE FIRST FLOOR MASTER AND DECK AND FRENCH DOORS ARE A CHARMING SEPARATION TO THE MASTER BATH WHICH HAS BEEN BEAUTIFULLY CUSTOMIZED. VISION, IMAGINATION AND TALENT BROUGHT IT TO THIS POINT. NOW, WITH FIVE BEDROOMS, OR FOUR BEDROOMS AND AN OFFICE, THIS HOME PROVIDES WONDERFUL LIVING SPACE THAT TAKES ADVANTAGE OF ITS PERFECT SETTING.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 5 MARINERS WALK, unit D	MLS#: 2513433 S #25
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$945,000	Sold Price: \$900,000	\$/Sqft: \$649.35
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,386
LstDate: 04/15/2005	SldDate: 05/25/2005	
Year Built: 1983	Parking: 1 Car C/port	DOM: 16
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Elect Range, Refrigerator, Dishwasher, Washer, Dryer Wood Siding SCE&G, IoP W/S Comm Beach Access, Ocean View		

Agent Comments: _____

Remarks: AT LAST, A 3 BR OCEAN VIEW VILLA! REMODELED BEAUTIFULLY WITH HARDWOOD, TILE, NEW BATHS, GRANITE COUNTERS. BRIGHT COLORS AND GORGEOUS FURNISHINGS MAKE THIS ONE OF THE MOST DESIRABLE VILLAS IN MARINERS WALK. FANTASTIC OCEAN VIEWS. COMPLETELY FURNISHED WITH A FEW EXCEPTIONS. EXCELLENT RENTALS. RATED DELUXE ON DWD RENTAL PROGRAM. BUYER TO VERIFY SQUARE FOOTAGE. HOA TRANSFER FEE OF .5% APPLIES TO ALL PROPERTIES.

	Addr: 25 MARSH ISLAND LN	MLS#: 2512938 S #26
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$950,000	Sold Price: \$885,000	\$/Sqft: \$478.38
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,850
LstDate: 04/13/2005	SldDate: 05/31/2005	
Year Built: 1980	Parking: 1 Car Garage	DOM: 5
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Elect Range, Elec Cooktop, Refrigerator, Dishwasher, Washer, Dryer Cement Plank SCE&G, IoP W/S Comm Tidal Creek, Marshfront		

Agent Comments: _____

Remarks: THIS FURNISHED AND EXPANDED PRIVATE HOME HAS SOME OF THE BEST PANAROMAIC MARSH AND TIDAL CREEK VIEWS ON THE ISLAND, AFFORDING STUNNING SUNSETS OFF THE MAIN DECK AND THE MASTER BEDROOM PORCH. THE SELLER RECENTLY SPENT \$126,000 ON RENOVATIONS AND REPAIRS, INCLUDING A NEW ROOF AND WINDOWS AND REPLACING THE OLD SIDING WITH HARDIPLANK. THIS IS AN EXCELENT WEEKLY RENTAL OR SECOND HOME PROPERTY.

ALL FURNISHINGS AND APPLIANCES CONVEY W/ A FEW EXCEPTIONS. BUYER TO VERIFY SQUARE FOOTAGE. OWNER PAYS .5% WILD DUNES TRANSFER FEE


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 47 GRAND PAVILION	MLS#: 2505122 S #27
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,025,000	Sold Price: \$1,071,000	\$/Sqft: \$486.82
Beds: 4	Baths(F/H): 4/0	AprxSqFt: 2,200
LstDate: 02/03/2005	SldDate: 04/08/2005	
Year Built: 1998	Parking: 1.5 Car Gar, Attached	DOM: 10
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 40 X 90		Acres: 0.08
Subdivision: WILD DUNES		
Features: Chas. Single Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp, Ceiling Fan Other SCE&G, IoP W/S Comm Level, Cul-de-sac, Beach Access		

Agent Comments:

Remarks: CHARMING BEACH HOUSE.VERY BRIGHT AND BEAUTIFUL. SOLD FURNISHED WITH SOME EXCLUSIONS. LOCATED ON A VERY NICE STREET IN GRAND PAVILION WITH EASY ACCESS TO THE BEACH.


	Addr: 411 SUMMERHOUSE, unit 411	MLS#: 2513677 S #28
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,050,000	Sold Price: \$995,000	\$/Sqft: \$599.76
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,659
LstDate: 04/18/2005	SldDate: 06/15/2005	
Year Built: 1983	Parking:	DOM: 31
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Elect Range, Elec Cooktop, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp Stucco SCE&G, IoP W/S Comm Beachfront, Ocean View		

Agent Comments:

Remarks: OCEANFRONT CONDO IN WILD DUNES! OWNER READY TO SELL! BRING OFFERS! END UNIT WITH SPECTACULAR FOURTH FLOOR VIEWS OF THE POOL AND OCEAN. SPACIOUS OPEN FLOOR PLAN. FULLY FURNISHED. PRODUCED ALMOST \$30,000 RENTAL INCOME IT'S FIRST YEAR ON A RENTAL PROGRAM (2004) WITH HEAVY OWNER USAGE. \$42,000 PROJECTED RENTAL INCOME IN 2005. GREAT OPPORTUNITY!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 42 GRAND PAVILION	MLS#: 2514072 S #29
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,095,000	Sold Price: \$1,090,000	\$/Sqft: \$573.68
Beds: 4	Baths(F/H): 3/1	AprxSqFt: 1,900
LstDate: 04/15/2005	SldDate: 05/26/2005	
Year Built: 1994	Parking: 2 Car Garage	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Gas Range, Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher, Washer, Dryer, Security Sys, Gar Dr Openr, Ceiling Fan Wood Siding Level		

Agent Comments: _____

Remarks: GREAT SINGLE FAMILY HOME IN GRAND PAVILION AREA. 4 BED 3 1/2 BATH, VERY CLOSE TO BEACH AND ALL WILD DUNES AMENITIES. ALL HARDWOODS FLOORS FIRST FLOOR. LOWCOUNTRY SHUTTERS THROUGHOUT. ON WILD DUNES RENTAL. EXCELLENT RENTAL.

	Addr: 1112 OCEAN CLUB	MLS#: 2420831 #30
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,100,000	Sold Price: \$940,000	\$/Sqft: \$416.48
Beds: 3	Baths(F/H): 3/1	AprxSqFt: 2,257
LstDate: 07/26/2004	SldDate: 05/06/2005	
Year Built: 1987	Parking: 1 Car Garage, Attached, Other	DOM: 268
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Elect Range, Elec Cooktop, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp Stucco SCE&G, IoP W/S Comm Wooded, On Golf Crse, Beach Access, Pond		

Agent Comments: _____

Remarks: GREAT FIRST FLOOR LOCATION! END UNIT OVERLOOKING A POND WITH WATER FOUNTAIN, THE SWIMMING PAVILION AND VIEWS OF THE 18TH GREEN AND ATLANTIC OCEAN. PROPERTY IS BEING SOLD FURNISHED WITH SOME MINOR EXCLUSIONS. VERY ROOMY, OPEN FLOOR PLAN, TONS OF WINDOWS AND A SHORT WALK TO THE DRIVING RANGE AND CLUB HOUSE. REGIME FEE IS \$565 A

MONTH. YEARLY INSURANCE IS \$4287.79. BEEN USED AS A VACATION HOME BY OWNERS.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 53 MORGAN PLACE DR	MLS#: 2426488 S #31
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,125,000	Sold Price: \$900,000	\$/Sqft: \$333.33
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,700
LstDate: 09/22/2004	SldDate: 06/20/2005	
Year Built: 2001	Parking: 3 Car Garage	DOM: 210
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 60X144X60X147		Acres: 0
Subdivision: WILD DUNES	Features: Chas. Single Gas Range, Gas Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan Cement Plank SCE&G, IoP W/S Comm Level, Cul-de-sac, Beach Access, Lagoon	

Agent Comments:

Remarks: WILD DUNES LIFESTYLE AT IT'S BEST. THIS IS A CUSTOM HOME DESIGNED BY CARL MCCANTS. MASTERFULLY DONE, THIS HOME HAS IT ALL. A GRAND ENTRY THROUGH THE MAHOGANY DOORWAY INTO THE TUMBLED MARBLE HALLWAY. TASTEFUL MOLDINGS, ARCHWAYS AND SHADOW BOX TRANSOM WINDOWS ADORN THE ENTIRE HOUSE. BRAZILIAN CHERRY FLOORS ADD A RICH TONE AND FEEL. 1ST FLOOR STUDY COULD EASILY BE A 4TH BEDROOM. WHAT A KITCHEN. SUB-ZERO, VIKING SIX BURNER RANGE/OVEN, THERMADOR HOOD WITH WARMING LIGHTS, GRANITE COUNTERTOPS WITH A HUGE CENTER ISLAND, BOSCH DISHWASHER AND A R/O SYSTEM BUILT-IN TO WATER SUPPLY. A SPACIOUS BUTLERS PANTRY SEPERATES THE KITCHEN FROM THE DINING ROOM AND IS EQUIPPED WITH MINI VIKING REFRIGERATOR AND WINE COOLER. DOUBLE FRENCH DOORS WELCOME YOU TO WIDE OPEN VISTAS OFF THE MAIN LIVING ROOM AND THE 2ND FLOOR MASTER SUITE. THE LIVING ROOM IS WARM AND ACCENTED WITH CUSTOM BUILT-IN CABINETRY AND GAS FIREPLACE. UPSTAIRS HOSTS 2 BEDROOMS WITH ACCESS TO A COVERED DECK. THE MASTER SUITE HAS IT'S OWN FIREPLACE AND CUSTOM BUILT-INS. MASTER BATH IS VERY SPACIOUS WITH CLEAN LINES, CLAW TUB, LARGE SHOWER, AND A LARGE WALK-IN CLOSET WITH BUILT-IN DRESSERS. WIDE SCREEN PORCHES AND OPEN DECKS AWAIT YOU WITH GENTLE ISLAND BREEZES. PRIVATE NEIGHBORHOOD POOL IS ONLY A STONES THROW AWAY.

	Addr: 320 SEASCAPE VILLA	MLS#: 2507748 S #32
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,149,000	Sold Price: \$1,100,000	\$/Sqft: \$672.78
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,635
LstDate: 02/24/2005	SldDate: 04/20/2005	
Year Built: 1985	Parking: Other	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES	Features: Other Elect Range, Elec Wal Ovn, Elec	

Cooktop, Refrigerator, Dishwasher, Washer Conn,
Dryer Conn Stucco SCE&G, loP W/S Comm Level,
Beach Access, Beachfront, Ocean View

Agent Comments: _____

Remarks: COMPLETELY AND BEAUTIFULLY REMODELED OCEANFRONT VILLA. THIRD FLOOR END UNIT WITH LOTS OF LIGHT AND GREAT VIEWS. RESTRUCTURE OF KITCHEN WITH ALL NEW CABINETS, APPLIANCES, AND TILE COUNTERTOPS. NEW TILE FLOORS THROUGHOUT LIVING, HALL, KITCHEN AND BATHS. NEW CARPETS IN BEDROOM, NEW BATHS, NEW LIGHTING, NEW FURNITURE AND FURNISHINGS. VERY TASTEFUL!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 10 SEAGRASS LN	MLS#: 2500436 S #33
	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!

	Addr: 67 MORGAN PLACE DR	MLS#: 2400551 S #34
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,259,000	Sold Price: \$1,200,000	\$/Sqft: \$289.02
Beds: 5	Baths(F/H): 4/1	AprxSqFt: 4,152
LstDate: 01/09/2004	SldDate: 05/13/2005	
Year Built: 1993	Parking: 3 Car Garage	DOM: 438
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot:		Acres: 0
Subdivision: WILD DUNES	Features: Chas. Single Elect Range, Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer, Gar Dr Openr Wood Siding SCE&G Level, Cul-de-sac, On Golf Crse, Beach Access, Lagoon	

Agent Comments: _____

Remarks: UPDATED UPDATED UPDATED....OWNER IS ADDING 2 BEDROOMS AND STUDY WITH FULL BATH ON THE THIRD FLOOR...WHEN COMBINED WITH THE TOTALLY UPDATED KITCHEN, WELL, YOU NEED TO CHECK THIS HOME OUT....GREAT NEW KITCHEN...FRESHLY PAINTED THROUGHOUT...LARGE

BEDROOMS... DADE COUNTY HURRICANE PROTECTION FILM ON WINDOWS, LAUNDRY CHUTE, THIS IS TRULY A CLASSY HOUSE.....OVERLOOKING THE HARBOR COURSE....INCLUDES 45 BOAT SLIP....TOO MANY FEATURES TO LIST....

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 48 MORGAN PLACE DR	MLS#: 2400837 S#35
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,299,000	Sold Price: \$1,299,900	\$/Sqft: \$427.60
Beds: 4	Baths(F/H): 3/0	AprxSqFt: 3,040
LstDate: 01/12/2004	SldDate: 05/09/2005	
Year Built: 2001	Parking: 2 Car Garage	DOM: 342
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0.00		Acres: 0
Subdivision: WILD DUNES		
Features: Contemporary Elec Cooktop, Washer Conn, Dryer Conn Other W/frnt-deep		

Agent Comments: _____

Remarks: SPECTACULAR WATERFRONT HOME WITH 33 BOAT SLIP IN THE WILD DUNES GATED COMMUNITY OF MORGAN PLACE. WATCH THE BOATS GO BY, ENJOY THE COMMUNITY'S PRIVATE POOL, THEN KICK BACK AND ENJOY THE SUNSETS. THIS HOME FEATURES AN OPEN FLOOR PLAN, ELEVATOR, TWO FIREPLACES, HARDWOOD FLOORS, PORCHES AND DECKS. FABULOUS MARINA AND MORGAN CREEK VIEWS. CALL LISTING OFFICE FOR SHOWING INSTRUCTIONS AND GATE CODE. CONTINGENT ON FINANCING AND INSPECTIONS

	Addr: 60 SEAGRASS LN	MLS#: 2500818 #36
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,299,000	Sold Price: \$1,260,000	\$/Sqft: \$253.01
Beds: 4	Baths(F/H): 3/2	AprxSqFt: 4,980
LstDate: 01/07/2005	SldDate: 06/16/2005	
Year Built: 1997	Parking: 2 Car Garage, Attached	DOM: 103
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 92X171		Acres: 0.01
Subdivision: WILD DUNES		
Features: Traditional Elect Range, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&G, IoP W/S Comm Level, Wooded, On Golf Crse		

Agent Comments: _____

Remarks: BEAUTIFUL GOLF COURSE HOME NESTLED IN THE MIDST OF SEVERAL LARGE LIVE OAKS- WITH WOODED WETLANDS ADJOINING ON ONE SIDE FOR ADDITIONAL PRIVACY. LOCATED ON 3RD FAIRWAY OF WORLD FAMOUS LINKS COURSE. OVERLOOKING TIDAL WATER ACROSS GOLF COURSE. IMMACULATE CONDITION. SPACIOUS ROOMS PLUS A STUDY AND A DEN. SCREENED IN PORCH ON

FIRST FLOOR- LARGE DECK ON 2ND FLOOR. ELEVATOR TO FIRST FLOOR. STAINED GLASS IN ENTRANCE DOOR IS NEGOTIABLE-OTHERWISE-WILL BE REPLACED WITH FROSTED GLASS. BUYERS TO VERIFY SQUARE FOOTAGE. WILD DUNES HOA TRANSFER FEE OF .5% APPLIES TO ALL PROPERTIES CLOSED AFTER 12/31/2001.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 14 YACHT HARBOR CT	MLS#: 2416997 S #37
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,325,000	Sold Price: \$1,300,000	\$/Sqft: \$433.33
Beds: 6	Baths(F/H): 6/0	AprxSqFt: 3,000
LstDate: 06/16/2004	SldDate: 05/06/2005	
Year Built: 2004	Parking: 3 Car Garage	DOM: 325
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 35X129		Acres: 0.1
Subdivision: WILD DUNES		
Features: Chas. Single Elect Range, Elec Cooktop, Refrigerator, Dishwasher, Washer, Dryer, Gar Dr Openr, Garbage Disp, Satelite Dsh, Ceiling Fan Cement Plank SCE&G, loP W/S Comm Level, On Golf Crse, Lagoon		

Agent Comments: _____

Remarks: THIS IS ONE OF THE NICEST HOMES YOU WILL SEE IN WILD DUNES! SOLD WITH TOP OF THE LINE FURNISHINGS! HARDWOOD FLOORS THROUGHOUT AND CERAMIC TILED BATHS. GORGEOUS GRANITE COUNTERTOPS IN THE KITCHEN. THIS HOME IS BUILT WITH QUALITY MATERIALS AND CRAFTSMANSHIP. RELAX AROUND YOUR IN-GROUND POOL OVERLOOKING A LAGOON AND THE 14TH FAIRWAY OF THE RENOWNED HARBOR GOLF COURSE. ALL ELECTRONICS CONVEY INCLUDING A PLASMA TELEVISION. CALL LISTING AGENT FOR MORE DETAILS!

	Addr: 6 55TH AVENUE	MLS#: 2502589 S #38
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,435,000	Sold Price: \$1,400,000	\$/Sqft: \$552.49
Beds: 4	Baths(F/H): 3/1	AprxSqFt: 2,534
LstDate: 01/06/2005	SldDate: 04/14/2005	
Year Built: 1978	Parking: 2 Car Garage	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 75X105X92X100		Acres: 0
Subdivision: WILD DUNES		
Features: Traditional Elect Range Wood Siding SCE&G Level, Corner, Beach Access, Other, Ocean View		

Agent Comments: _____

Remarks: WHAT A FABULOUS LOCATION OPPORTUNITY! THIS PROPERTY IS PART OF WILD DUNES, BUT LOCATED OUTSIDE THE GATES, SO NO HOMEOWNERS FEE. ANOTHER IMPORTANT FACT TO CONSIDER IS THAT IT IS NOT ONLY SECOND ROW, BUT SECOND ROW WITH NO BUSY STREET TO CROSS. NEXT, IT IS A CORNER LOT SO HAS A MORE EXPANSIVE FEEL. NOW THE HOME ITSELF: BUILT

IN 1978, IT HAS CEDAR SIDING, BEAM CEILING WITH TONGUE N GROOVE, BUILT-INS IN LIVING AND BEDROOM, WET BAR, WOOD STAIR TREADS, WOODBURNING FIREPLACE, OPEN LIVING AND KITCHEN WITH GREAT SCREENED PORCH, FOUR BEDROOMS AND THREE AND A HALF BATHS, SOME HARDWOOD FLOORS, SOME TILE, SOME VINYL, SOME CARPET, BUTCHER BLOCK COUNTER TOPS, CENTRAL VAC, OUTDOOR SHOWER AND CHARLESTON BRICK WALKWAY. GARAGE IS SPACIOUS WITH BUILT-IN WORKBENCH AND THE CONSTRUCTION IS SOLID. THIS COULD BE A GREAT CANDIDATE FOR A REMODEL AND ADD-ON! IN ITS CURRENT CONFIGURATION THERE ARE OCEAN PEEKS (ALTHOUGH THE LUSH LANDSCAPING OF THE NEIGHBOR PREVENTS SOME OF THIS), BUT THE SOUND OF OCEAN WAVES IS DEFINITELY ENJOYABLE AND THE BEACH IS JUST STEPS AWAY.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 14 56TH AVENUE	MLS#: 2515713 #39
	City/Area: ISLE OF PALMS/WILD DUNES	S
	List Price: \$1,550,000	Sold Price: \$1,550,000 \$/Sqft: \$575.57
	Beds: 3	Baths(F/H): 2/1 AprxSqFt: 2,693
	LstDate: 05/04/2005	SldDate: 06/17/2005
	Year Built: 1986	Parking: 3 Car Garage, Attached, Off-st Prkng DOM: 5
	ElemSch: SULLIVANS ISLAND	Mid: LAING High: WANDO
	Lot: 105X100	Acres: 0.24
	Subdivision: WILD DUNES	
	Features: Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer, Garbage Disp, Ceiling Fan Wood Siding SCE&G, IoP W/S Comm Level, Cul-de-sac, Beach Access, Ocean View	

Agent Comments: _____

Remarks: GREAT WILD DUNES(OUTSIDE THE GATES)HOME 3RD ROW FROM THE BEACH. THE HOME IS UNIQUELY SITUATED ON A CURVING BEACH ACCESS PATH ALLOWING FOR GREAT VIEWS OF THE OCEAN AND BEACH FROM THE SECOND AND THIRD FLOORS. ENJOY THE GREAT AMENITIES OF WILD DUNES WHILE JUST STEPS AWAY FROM THE BEACH.

	Addr: 1302 OCEAN CLUB, unit 1302	MLS#: 2504839 S#40
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
	List Price: \$1,565,000	Sold Price: \$1,512,500 \$/Sqft: \$707.11
	Beds: 3	Baths(F/H): 3/1 AprxSqFt: 2,139
	LstDate: 02/10/2005	SldDate: 04/19/2005
	Year Built: 1986	Parking: Off-st Prkng, Other DOM: 11
	ElemSch: SULLIVANS ISLAND	Mid: LAING High: WANDO
	Lot: .01	Acres: 0.01
	Subdivision: WILD DUNES	
	Features: Other Elect Range, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Garbage Disp, Ceiling Fan Block/Masonry, Stucco SCE&G, IoP W/S Comm Level, Beach Access, Beachfront, Ocean View	

Agent Comments: _____

Remarks: BREATH TAKING VIEWS FROM THIS 3RD FLOOR OCEAN FRONT CONDO IN THE FINEST

CONDO DEVELOPEMENT IN ALL OF WILD DUNES. NEVER BEEN ON RENTAL MARKET. HARDWOOD FLOORS. SOLD FURNISHED WITH SOME EXCLUSIONS. BUYER TO VERIFY SQ FOOTAGE.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 15 DUNECREST LANE	MLS#: 2517136 S #41
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,649,000	Sold Price: \$1,575,000	\$/Sqft: \$492.19
Beds: 4	Baths(F/H): 3/1	AprxSqFt: 3,200
LstDate: 05/17/2005	SldDate: 06/23/2005	
Year Built: 1984	Parking: 2 Car Garage	DOM: 8
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 147X100X121X110		Acres: 0
Subdivision: WILD DUNES	Features: Contemporary Elec Wal Ovn, Elec Cooktop, Refrigerator, Dishwasher, Washer, Dryer, Gar Dr Openr, Garbage Disp Cement Plank SCE&G Level, Corner, Beach Access	

Agent Comments:

Remarks: INCREDIBLE VACATION HOME-- GREAT FOR ENTERTAINING. GREAT RAISED HOME WITH BRAND NEW IN GROUND POOL ONLY STEPS AWAY FROM THE BEACH ACCESS. THIS HOME HAS BEEN RENOVATED INSIDE AND OUT OVER THE LAST TWO YEARS. OUTSIDE IMPROVEMENTS INCLUDE A NEW ROOF, NEW SIDING, NEW WINDOWS, NEW IRRIGATION SYSTEM AND NEW FRONT YARD, A NEW DRIVEWAY, NEW FENCE, NEW DECKS... THE LIST GOES ON AND ON. INSIDE THE HOME HAS BEEN FRESHLY PAINTED AND PROFESSIONALLY DECORATED. THE EAT-IN KITCHEN HAS GRANITE COUNTER TOPS AND ACCESS TO THE BACK DECK. THE GREAT ROOM IS HUGE AND GREAT FOR ENTERTAINING. THE SUNROOM SPILLS OUT ONTO THE BRAND NEW BACK DECK WHICH OVERLOOKS THE BRAND NEW POOL... YOU MUST SEE THIS ONE TO BELIEVE IT. THERE IS NOT ANOTHER HOME IN WILD DUNES WITH EVERYTHING THAT THIS ONE HAS TO OFFER... BUYER TO PAY .5% HOMEOWNER TRANSFER FEE TO COMMUNITY ASSOCIATION AT CLOSING.


	Addr: 4402 OCEAN CLUB	MLS#: 2514740 S #42
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,650,000	Sold Price: \$1,500,000	\$/Sqft: \$762.20
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,968
LstDate: 04/15/2005	SldDate: 06/06/2005	
Year Built: 1989	Parking: Attached	DOM: 21
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES	Features: Contemporary Elect Range, M/w Built-in, Refrigerator, Dishwasher Stucco SCE&G, loP W/S Comm Beachfront	

Agent Comments:

Remarks: BREATHTAKING VIEWS OF THE ATLANTIC OCEAN AND 18TH GREEN OF WORLD FAMOUS LINKS COURSE! BEING SOLD FURNISHED WITH SOME EXCEPTIONS. GREAT RENTAL HISTORY. FOUR FLOOR LOCATION WITH A VIEW TO DIE FOR.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 5 FISHERS ALLEY	MLS#: 2406008 S #43
	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: 4401 OCEAN CLUB	MLS#: 2505053 S #44
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,795,000	Sold Price: \$1,695,000	\$/Sqft: \$721.28
Beds: 3	Baths(F/H): 3/1	AprxSqFt: 2,350
LstDate: 02/11/2005	SldDate: 04/26/2005	
Year Built: 1985	Parking: 2 Car Garage	DOM: 8
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES	Features: Other Elect Range, Elec Wal Ovn, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Washer, Dryer, Fire Sprnklr Stucco SCE&G, IoP W/S Comm Beachfront	

Agent Comments: _____

Remarks: EXQUISITE OCEAN FRONT CONDO IN PRESTIGIOUS OCEAN CLUB WITH 360 DEGREE VIEWS OF THE 18TH FAIRWAY, OCEAN,INTERCOASTAL AND ALL THE WAY TO THE TIP OF SULLIVANS ISLAND. PRIVATE HOME, NOT ON RENTAL PROGRAM, PROFESSIONALLY DECORATED,IN MINT CONDITON.

CEILING FANS THROUGHTOUT, WOOD FIREPLACE. EXPANSIVE DECKS OFF THE MASTER BEDROOM, LIVING ROOM, DINING ROOM, AND THE SECOND BEDROOM/DEN. BEING SOLD FURNISHED WITH EXCLUSIONS OF PERSONAL ITEMS. YOU CAN OWN THIS DREAM OF A LIFETIME. ENJOY LUXURY WITH A MAGNIFICENT OCEAN VIEW. NONE LIKE IT.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1 56TH AVE	MLS#: 2510765 S #45
	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: 4304 OCEAN CLUB	MLS#: 2518500 S #46
	City/Area: ISLE OF PALMS/WILD DUNES	Category: Residential
List Price: \$1,800,000	Sold Price: \$1,800,000	\$/Sqft: \$916.03
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,965
LstDate: 04/27/2005	SldDate: 06/01/2005	
Year Built: 1986	Parking:	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: WILD DUNES		
Features: Elect Range, Refrigerator, Dishwasher, Washer, Dryer SCE&G, IoP W/S Comm Beachfront		

Agent Comments: _____

Remarks: FOR COMP PURPOSES ONLY

Information deemed to be reliable although not guaranteed

Properties Recently Sold

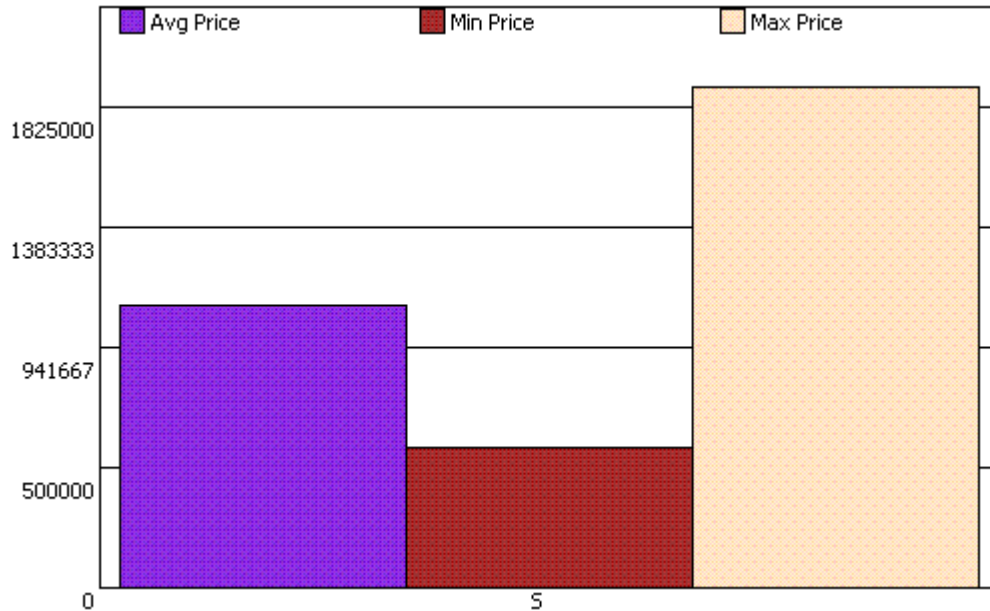
	Addr: 23 SEAGRASS LN City/Area: ISLE OF PALMS/WILD DUNES	MLS#: 2407619 S#47 Category: Residential
	List Price: \$1,860,000 Beds: 3 LstDate: 03/15/2004 Year Built: 1998 ElemSch: SULLIVANS ISLAND Lot: 128X251X137X270 Subdivision: WILD DUNES	Sold Price: \$1,825,000 Baths(F/H): 2/1 SldDate: 06/13/2005 Parking: 2 Car Garage Mid: LAING
Features: Traditional Wood Siding SCE&G Level, Wooded, Cul-de-sac, Marshfront, Ocean View		

Agent Comments:

Remarks: LOCATED IN WILD DUNES - THIS STUNNING HOME IS VERY UNIQUE AND PRIVATE, OFFERING EXPANSIVE MARSH VIEWS AND OPEN, SPACIOUS LAYOUT - POST & BEAM INTERIOR, CUSTOM DETAILS THROUGH OUT INCLUDE MAPLE FLOORS & CUSTOM MADE CABINETS WITH CUSTOM HARDWARE, IRONWOOD STEPS & DECKS, METAL ROOF, STEEL CABLE RAILINGS, CUSTOM DOORS, BALL BEARING HINGES, CUSTOM CENTER ISLAND DINING, UNIQUE GRANITE, CUSTOM MAPLE CABINETS, STRATEGIC LIGHTING, 3 STOP ELEVATOR, AND MORE. OTHER NOTEWORTHY ITEMS ARE: A MASTER WING, 65 FEET OF COVERED PORCH (PARTS SCREENED IN AN L-SHAPE), TOP NOTCH APPLIANCES, CUSTOM MAPLE VANITIES IN ALL BATHS WITH GRANITE COUNTERTOPS, AND A FULL WALL SLIDING MEDICINE CABINET. THIS HOME IS A MUST SEE!

Information deemed to be reliable although not guaranteed

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$500,000	\$1,825,000	\$1,020,227	\$513
Total Averages	\$500,000	\$1,825,000	\$1,020,227	\$513

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
303 PORT O CALL, unit G	\$500,000	\$500,000	2	0.0%	\$591.72
409 YACHT HARBOR	\$530,000	\$520,000	14	1.9%	\$383.20
3 MARINERS WALK, unit B	\$540,000	\$539,000	22	0.2%	\$673.75
8 BACK CT	\$550,000	\$530,000		3.6%	\$417.98
28 TWIN OAKS	\$635,000	\$610,000	15	3.9%	\$488.78
50 TWIN OAKS LN	\$648,000	\$648,000		0.0%	\$519.23
10 SEAGROVE VILLAS, unit A	\$655,000	\$649,231		0.9%	\$772.89
5 MARINERS WALK, unit C	\$739,000	\$735,000	3	0.5%	\$668.18
5821 BACK BAY DR	\$749,000	\$730,000	132	2.5%	\$310.90
27 OYSTER ROW	\$750,000	\$750,000	10	0.0%	\$433.78
6501 BACK BAY DR	\$769,000	\$750,000	97	2.5%	\$354.44
8 EDGEWATER ALLEY	\$789,000	\$789,000		0.0%	\$404.62
19 MARSH ISLAND LN	\$790,550	\$789,550		0.1%	\$501.30
8 SEAGROVE VILLAS, unit C	\$795,000	\$745,000	19	6.3%	\$603.24
4 MARINERS WALK, unit C	\$795,000	\$780,000	33	1.9%	\$705.88
5829 BACK BAY DR	\$799,000	\$758,000	45	5.1%	\$314.52
2 SANDWEDGE LN	\$817,500	\$770,000	278	5.8%	\$264.15
18 COMMONS COURT	\$825,000	\$815,000	13	1.2%	\$350.99
109 SUMMERHOUSE	\$825,000	\$825,000	1	0.0%	\$668.02

316 SHIPWATCH VILLA, unit #C	\$855,000	\$835,000		2.3%	\$771.72
419 SEASCAPE VILLA	\$865,000	\$840,000	21	2.9%	\$670.93
5 SANDWEDGE LN	\$895,000	\$845,000	8	5.6%	\$296.08
13 YACHT HARBOR	\$897,500	\$897,000	118	0.1%	\$372.20
27 FAIRWAY OAKS LN	\$899,000	\$885,000	175	1.6%	\$285.48
5 MARINERS WALK, unit D	\$945,000	\$900,000	16	4.8%	\$649.35
25 MARSH ISLAND LN	\$950,000	\$885,000	5	6.8%	\$478.38
47 GRAND PAVILION	\$1,025,000	\$1,071,000	10	-4.5%	\$486.82
411 SUMMERHOUSE, unit 411	\$1,050,000	\$995,000	31	5.2%	\$599.76
42 GRAND PAVILION	\$1,095,000	\$1,090,000		0.5%	\$573.68
1112 OCEAN CLUB	\$1,100,000	\$940,000	268	14.5%	\$416.48
53 MORGAN PLACE DR	\$1,125,000	\$900,000	210	20.0%	\$333.33
320 SEASCAPE VILLA	\$1,149,000	\$1,100,000		4.3%	\$672.78
10 SEAGRASS LN	\$1,195,000	\$1,195,000	85	0.0%	\$582.93
67 MORGAN PLACE DR	\$1,259,000	\$1,200,000	438	4.7%	\$289.02
48 MORGAN PLACE DR	\$1,299,000	\$1,299,900	342	-0.1%	\$427.60
60 SEAGRASS LN	\$1,299,000	\$1,260,000	103	3.0%	\$253.01
14 YACHT HARBOR CT	\$1,325,000	\$1,300,000	325	1.9%	\$433.33
6 55TH AVENUE	\$1,435,000	\$1,400,000		2.4%	\$552.49
14 56TH AVENUE	\$1,550,000	\$1,550,000	5	0.0%	\$575.57
1302 OCEAN CLUB, unit 1302	\$1,565,000	\$1,512,500	11	3.4%	\$707.11
15 DUNECREST LANE	\$1,649,000	\$1,575,000	8	4.5%	\$492.19
4402 OCEAN CLUB	\$1,650,000	\$1,500,000	21	9.1%	\$762.20
5 FISHERS ALLEY	\$1,695,000	\$1,675,000	301	1.2%	\$341.84
4401 OCEAN CLUB	\$1,795,000	\$1,695,000	8	5.6%	\$721.28
1 56TH AVE	\$1,795,000	\$1,747,500	1	2.6%	\$435.57
4304 OCEAN CLUB	\$1,800,000	\$1,800,000		0.0%	\$916.03
23 SEAGRASS LN	\$1,860,000	\$1,825,000	373	1.9%	\$608.33
Total Averages	\$1,053,671	\$1,020,227	76	3.2%	\$513

Property Summary

Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S 303 PORT O CALL, unit G	1	1/0	845	1981	\$500,000	\$500,000	05/06/2005	2
2	S 409 YACHT HARBOR	2	2/0	1,357	1986	\$530,000	\$520,000	06/06/2005	14
3	S 3 MARINERS WALK, unit B	1	1/0	800	1981	\$540,000	\$539,000	06/10/2005	22
4	S 8 BACK CT	2	2/0	1,268	1983	\$550,000	\$530,000	05/13/2005	
5	S 28 TWIN OAKS	3	2/0	1,248	1979	\$635,000	\$610,000	06/09/2005	15
6	S 50 TWIN OAKS LN	3	2/0	1,248	1979	\$648,000	\$648,000	05/16/2005	
7	S 10 SEAGROVE VILLAS, unit A	1	1/0	840	1979	\$655,000	\$649,231	04/12/2005	
8	S 5 MARINERS WALK, unit C	2	2/0	1,100	1982	\$739,000	\$735,000	06/14/2005	3
9	S 5821 BACK BAY DR	5	3/1	2,348	1991	\$749,000	\$730,000	06/24/2005	132
10	S 27 OYSTER ROW	3	2/0	1,729	1981	\$750,000	\$750,000	06/16/2005	10
11	S 6501 BACK BAY DR	3	3/1	2,116	1997	\$769,000	\$750,000	05/20/2005	97
12	S 8 EDGEWATER ALLEY	3	2/0	1,950	1994	\$789,000	\$789,000	06/01/2005	
13	S 19 MARSH ISLAND LN	3	2/0	1,575	1980	\$790,550	\$789,550	05/19/2005	
14	S 8 SEAGROVE VILLAS, unit C	2	2/0	1,235	1979	\$795,000	\$745,000	05/05/2005	19
15	S 4 MARINERS WALK, unit C	2	2/0	1,105	1982	\$795,000	\$780,000	06/10/2005	33
16	S 5829 BACK BAY DR	3	3/1	2,410	1998	\$799,000	\$758,000	05/26/2005	45
17	S 2 SANDWEDGE LN	4	2/1	2,915	1981	\$817,500	\$770,000	04/22/2005	278
18	S 18 COMMONS COURT	4	4/0	2,322	1999	\$825,000	\$815,000	05/04/2005	13
19	S 109 SUMMERHOUSE	2	2/0	1,235	1983	\$825,000	\$825,000	06/16/2005	1
20	S 316 SHIPWATCH VILLA, unit #C	2	2/0	1,082	1988	\$855,000	\$835,000	05/20/2005	
21	S 419 SEASCAPE VILLA	2	2/0	1,252	1983	\$865,000	\$840,000	05/20/2005	21
22	S 5 SANDWEDGE LN	4	3/1	2,854	2000	\$895,000	\$845,000	06/14/2005	8
23	S 13 YACHT HARBOR	4	4/1	2,410	2004	\$897,500	\$897,000	05/27/2005	118
24	S 27 FAIRWAY OAKS LN	5	3/2	3,100	1982	\$899,000	\$885,000	06/20/2005	175
25	S 5 MARINERS WALK, unit D	3	3/0	1,386	1983	\$945,000	\$900,000	05/25/2005	16
26	S 25 MARSH ISLAND LN	3	3/0	1,850	1980	\$950,000	\$885,000	05/31/2005	5
27	S 47 GRAND PAVILION	4	4/0	2,200	1998	\$1,025,000	\$1,071,000	04/08/2005	10
28	S 411 SUMMERHOUSE, unit 411	3	3/0	1,659	1983	\$1,050,000	\$995,000	06/15/2005	31
29	S 42 GRAND PAVILION	4	3/1	1,900	1994	\$1,095,000	\$1,090,000	05/26/2005	
30	S 1112 OCEAN CLUB	3	3/1	2,257	1987	\$1,100,000	\$940,000	05/06/2005	268
31	S 53 MORGAN PLACE DR	3	2/1	2,700	2001	\$1,125,000	\$900,000	06/20/2005	210
32	S 320 SEASCAPE VILLA	3	3/0	1,635	1985	\$1,149,000	\$1,100,000	04/20/2005	
33	S 10 SEAGRASS LN	3	2/1	2,050	1992	\$1,195,000	\$1,195,000	05/04/2005	85
34	S 67 MORGAN PLACE DR	5	4/1	4,152	1993	\$1,259,000	\$1,200,000	05/13/2005	438
35	S 48 MORGAN PLACE DR	4	3/0	3,040	2001	\$1,299,000	\$1,299,900	05/09/2005	342
36	S 60 SEAGRASS LN	4	3/2	4,980	1997	\$1,299,000	\$1,260,000	06/16/2005	103
37	S 14 YACHT HARBOR CT	6	6/0	3,000	2004	\$1,325,000	\$1,300,000	05/06/2005	325
38	S 6 55TH AVENUE	4	3/1	2,534	1978	\$1,435,000	\$1,400,000	04/14/2005	
39	S 14 56TH AVENUE	3	2/1	2,693	1986	\$1,550,000	\$1,550,000	06/17/2005	5
40	S 1302 OCEAN CLUB, unit 1302	3	3/1	2,139	1986	\$1,565,000	\$1,512,500	04/19/2005	11
41	S 15 DUNECREST LANE	4	3/1	3,200	1984	\$1,649,000	\$1,575,000	06/23/2005	8
42	S 4402 OCEAN CLUB	3	3/0	1,968	1989	\$1,650,000	\$1,500,000	06/06/2005	21
43	S 5 FISHERS ALLEY	5	3/1	4,900	1979	\$1,695,000	\$1,675,000	04/20/2005	301
44	S 4401 OCEAN CLUB	3	3/1	2,350	1985	\$1,795,000	\$1,695,000	04/26/2005	8

45 S 1 56TH AVE	5	5/0	4,012	2002	\$1,795,000	\$1,747,500	04/27/2005	1
46 S 4304 OCEAN CLUB	3	3/0	1,965	1986	\$1,800,000	\$1,800,000	06/01/2005	
47 S 23 SEAGRASS LN	3	2/1	3,000	1998	\$1,860,000	\$1,825,000	06/13/2005	373

