

Properties Recently Sold

	Addr: 108 SPARROW DR	MLS#: 2500909 S #1
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$739,000	Sold Price: \$727,500	\$/Sqft: \$303.13
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,400
LstDate: 01/08/2005	SldDate: 04/30/2005	
Year Built: 1994	Parking: 3 Car Garage	DOM: 46
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 139X129X187X154		Acres: 0.5
Subdivision: FOREST TRAIL	Features: Contemporary, Traditional Elec Cooktop, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Wood Siding SCE&G Level, High, Wooded, Corner, 1/2 -1 Acre	

Agent Comments:

Remarks: GREAT HOME IN NEW FOREST TRAIL. ABSOLUTELY IN PERFECT, MOVE IN CONDITION. DESIGNED AND BUILT BY THE SPARTINA GROUP ARCHITECTS/CONSTRUCTION. OWNER JUST HAD LARGE RENOVATION MAKING BEDROOMS BIGGER, ADDING 1/2 BTH. RENOVATION WAS SO GOOD, ONE CANNOT TELL WHERE IT CHANGED. GREAT WOODED CORNER LOT, WALK TO WILD DUNES MARINA, RESTUARANT, VARIETY STORE. NICE ENTRY FOYER, VAULTED CEILING IN LIVING ROOM, CORNER WOOD BURNING FIREPLACE, OPEN KITCHEN, BRIGHT SUN ROOM WITH TILE FLOOR, WOOD FLOORS IN MAIN LIVING ROOMS AND MASTER BEDROOM, CEILING FANS, ANDERSON LOW E WINDOWS IN MOST ROOMS, SECURITY SYSTEM, ZONED IRRIGATION FOR YARD. THIS IS A PERFECT HOME TO SHOW. ABSOLUTELY GREAT NEIGHBORHOOD AND NEIGHBORS, SO GOOD, LISTING AGENT HAS LIVED THERE. FANTASTIC GARAGE AREA, 3 GARAGE DOORS, ONE WITH OPENER, LOTS OF SPACE. HOME HAS BEEN LOVINGLY CARED FOR.

	Addr: 506 CAROLINA BLVD	MLS#: 2429376 S #2
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$740,000	Sold Price: \$704,880	\$/Sqft: \$241.15
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 2,923
LstDate: 10/14/2004	SldDate: 02/22/2005	
Year Built: 1950	Parking: Off-st Prkng	DOM: 55
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 60X150		Acres: 0.2
Subdivision: ISLE OF PALMS	Features: Wood Siding, Block/Masonry, Vinyl Siding SCE&G, loP W/S Comm	

Agent Comments:

Remarks: BUYER IS A LICENSED REAL ESTATE AGENT, SALES PRICE W/OUT REDUCTION IN

COMMISSION IS \$720,000. GREAT LOCATION ON THE ISLE OF PALMS, SHORT WALK TO THE BEACH!
ONE OF THE FEW REMAINING DUPLEXES ON THE ISLAND. 2BR 1.5BA UPSTAIRS AND 1BR 1BA
DOWNSTAIRS. HOUSE IS BEING SOLD "AS IS". GREAT LOT TO BUILD ON TOO-POTENTIAL WATERWAY
AND OCEAN VIEWS!


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 103 TIMBER LANE	MLS#: 2503219 S #3
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$749,900	Sold Price: \$735,000	\$/Sqft: \$350.00
Beds: 4	Baths(F/H): 3/0	AprxSqFt: 2,100
LstDate: 01/24/2005	SldDate: 03/30/2005	
Year Built: 1969	Parking: 2 Car Garage	DOM: 14
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: ISLE OF PALMS		
Features: Contemporary Elect Range Wood Siding SCE&G Wooded, Cul-de-sac		

Agent Comments: _____

Remarks: "ISLAND ELEGANCE" SITUATED ON A FABULOUSLY LANDSCAPED LOT WITH ANCIENT OAKS AND CREPE MYRTLES. LUSH SHRUBS AND EXTRAORDINARY PALMS ACCENT THE PRIVACY OF THIS 4 BDM, 3 BATH TOTALLY RENOVATED HOME. OPEN, AIRY FLOOR PLAN FEATURES: GRANITE COUNTER TOPS, HIGH END APPLIANCES, UPGRADED LIGHTING AND FIXTURES, OAK FLOORING. PRIVATE MASTER SUITE WITH SKYLIGHTS AND RELAXING PRIVATE OUTDOOR DECK. NEARBY IS A COZY DEN/LIBRARY WITH FIREPLACE. OUTSIDE THERE IS A BEAUTIFUL INGROUND POOL AND OUTDOOR KITCHEN FOR ENTERTAINING. LISTEN TO THE WILDLIFE, HEAR THE WAVES AND SOAK UP THOSE GENTLE BREEZES FROM THE HUGE SCREENED PORCH.

	Addr: 2207 CAMERON BLVD	MLS#: 2434445 S #4
	City/Area: CHARLESTON/ISLE OF PALMS	Category: Residential
List Price: \$795,000	Sold Price: \$750,000	\$/Sqft: \$345.78
Beds: 4	Baths(F/H): 2/1	AprxSqFt: 2,169
LstDate: 12/02/2004	SldDate: 04/01/2005	
Year Built: 1957	Parking:	DOM: 1
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 100X85		Acres: 0
Subdivision: ISLE OF PALMS		
Features: Wood Siding, Block/Masonry SCE&G Level		

Agent Comments: _____

Remarks: ISLAND STYLE COTTAGE WITH DOWNSTAIRS MOTHER IN LAW WITH FULL KITCHEN AND BATH, ABOVE GROUND POOL, GREAT FOR PRIMARY, SECOND/INVESTMENT OR REBUILD POTENTIAL. CONTINGENCIES INCLUDE: FINANCING, INSPECTION, APPRAISAL

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 108 PALM BLVD	MLS#: 2429291 S #5
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$935,000	Sold Price: \$875,000	\$/Sqft: \$486.38
Beds: 3	Baths(F/H): 2/1	AprxSqFt: 1,799
LstDate: 10/19/2004	SldDate: 02/15/2005	
Year Built: 1992	Parking: DOM: 79	
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 115X99X48X49X30X10	Acres: 0	
Subdivision: ISLE OF PALMS		
Features: Contemporary Elect Range Other SCE&G, IoP W/S Comm Level		

Agent Comments: _____

Remarks: ISLAND PARADISE!! PANORAMIC VIEWS FROM ELEVATED HOUSE NEAR BREACH INLET. ROOFTOP ACCESS ENHANCES THIS GREAT LOCATION, SURROUNDED BY SOME OF CHARLESTON AREA'S MOST DRAMATIC SCENERY. THIS COULD BE YOUR LAST OPPORTUNITY TO BUY A WELL CRAFTED ISLAND HOME, WITH WATER VIEWS FROM THE 1ST LEVEL, FOR UNDER A MILLION DOLLARS! PLANS ARE BEING DEVELOPED FOR AN ELEVATED POOL, DECKING AND CABANA. MANY OPPOTUNITIES TO EXPAND SQUARE FOOTAGE WITHOUT STRUCTUAL ADDITIONS. A MUST SEE!!! YOU CAN'T BELIEVE THE VIEWS!

	Addr: 4002 CAMERON BLVD	MLS#: 2409508 S #6
	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.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 1140 OCEAN BLVD, unit 306 City/Area: ISLE OF PALMS/ISLE OF PALMS	MLS#: 2431846 S #7 Category: Residential
	List Price: \$985,000 Beds: 3 LstDate: 11/10/2004 Year Built: 2000 ElemSch: SULLIVANS ISLAND Lot: 0 Subdivision: ISLE OF PALMS	Sold Price: \$950,000 Baths(F/H): 3/0 SldDate: 03/30/2005 Parking: DOM: 103 Mid: LAING High: WANDO Acres: 0
Features: Contemporary Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer, Dryer, Ceiling Fan SCE&G, IoP W/S Comm Beachfront		

Agent Comments: _____

Remarks: POSSIBLY THE NICEST 1140 OCEAN BLVD. CONDOMINIUM IN THE BUILDING. SOLD FULLY FURNISHED EXCEPT FOR A FEW SELECT PIECES. WIRED FOR STEREO SURROUND, CORIAN COUNTERTOPS, HARDWOOD FLOORS, UPGRADED DOOR HARDWARE, LIGHT FIXTURES AND CEILING FANS CREATE A VERY BEACHY URBAN CONTEMPORARY FEEL. MUST SEE!

	Addr: 305 CHARLESTON BLVD City/Area: ISLE OF PALMS/ISLE OF PALMS	MLS#: 2430869 S #8 Category: Residential
	List Price: \$995,000 Beds: 4 LstDate: 10/25/2004 Year Built: 1945 ElemSch: SULLIVANS ISLAND Lot: Subdivision: ISLE OF PALMS	Sold Price: \$997,000 Baths(F/H): 3/0 SldDate: 01/31/2005 Parking: 1 Car Garage Mid: LAING High: WANDO Acres: 0
Features: Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp, Ceiling Fan Stucco, Other Level, Beach Access		

Agent Comments: _____

Remarks: "FUNKY OLD BEACH HOUSE!" JIMMY BUFFETT WOULD DEFINITELY LIVE HERE! 10 FT. CEILINGS IN MAIN ROOMS, CROWN MOLDING, OAK HARDWOOD FLOORS IN LIVING AREA, LARGE ISLAND IN KITCHEN WITH CORIAN COUNTERTOPS, HUGE SCREENED TV IN FAMILY ROOM, FIREPLACE IN FAMILY ROOM AND LIVING ROOM, ENORMOUS SCREENED-IN PORCH ON MAIN LEVEL THAT RUNS THE WIDTH OF THE HOUSE, MASTER BEDROOM DOWNSTAIRS WITH WALK-IN CLOSET, PRIVATE SCREENED-IN PORCH OFF MASTER, GAMEROOM DOWNSTAIRS WITH AIR HOCKEY TABLE, EXTRA ROOM DOWNSTAIRS THAT COULD BE EXTRA BEDROOM WITH LARGE STORAGE ROOM THAT COULD BE TURNED INTO EXTRA BATH, LARGE TILED LAUNDRY ROOM, PRIVATE EXOTIC BACKYARD WITH

LARGE IN-GROUND POOL, DECK OFF KITCHEN OVERLOOKING POOL AND BACKYARD, FURNISHINGS WILL CONVEY....SERIOUSLY, MARGARITAVILLE AT ITS BEST!!!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 15 43RD AVE	MLS#: 2423987 S #9	
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential	
	List Price: \$999,000	Sold Price: \$960,000	\$/Sqft: \$274.29
	Beds: 5	Baths(F/H): 4/0	AprxSqFt: 3,500
	LstDate: 08/24/2004	SldDate: 02/21/2005	
	Year Built: 1986	Parking: 3 Car Garage	DOM: 111
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 82X120		Acres: 0.23
	Subdivision: ISLE OF PALMS		
	Features: Other Elect Range, Refrigerator, Dishwasher, Washer, Dryer, Garbage Disp, Ceiling Fan Wood Siding, Stucco SCE&G Level, Wooded, Beach Access		

Agent Comments: _____

Remarks: THIS IS A FANTASTIC BEACH HOUSE WITH A SHORT WALK TO THE BEACH AND A GORGEOUS BACK YARD RETREAT WITH AN IN GROUND POOL! REAL HEART OF PINE FLOORING THROUGHOUT THE ENTIRE HOUSE. THIS HOME HAS AN OPEN FLOOR PLAN WITH 3 BEDROOMS, 2 BATHS UPSTAIRS AND 2 BEDROOMS, 2 BATHS DOWNSTAIRS. CEDAR SIDING, MASONARY WALL AROUND FRONT OF HOUSE AND WOOD LOT IN BACK OFFERS PLENTY OF PRIVACY. SOLD FURNISHED.

	Addr: 712 CAROLINA BLVD	MLS#: 2403620 S #10	
	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.

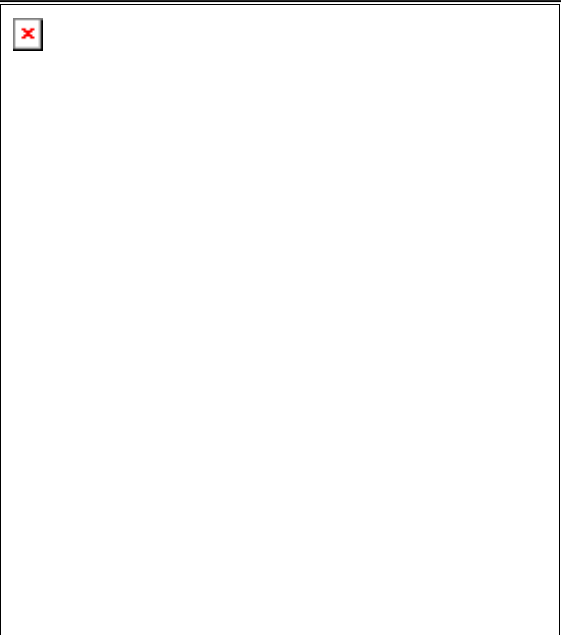
Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 705 PALM BLVD	MLS#: 2431555 S #11	
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential	
	List Price: \$1,150,000	Sold Price: \$1,100,000	\$/Sqft: \$785.71
	Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,400
	LstDate: 11/07/2004	SldDate: 01/14/2005	
	Year Built: 1966	Parking: 1 Car C/port	DOM: 3
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 60X250		Acres: 0
	Subdivision: ISLE OF PALMS		
	Features: Traditional Elect Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn Vinyl Siding SCE&G W/f-shallow, Tidal Creek		

Agent Comments: _____

Remarks: ELEVATED 3BR/3BTH ISLAND HOME LOCATED ON HAMLIN CREEK ON ISLE OF PALMS. GRACIOUS LOT WITH SUNSET VIEWS. DOCK (APPROX 110 FT) IN PLACE WITH 30 FT FLOATING DOCK. FLOATING DOCK RESTS ON GROUND AT LOW TIDE. ELEC AT DOCK. LOT HAS TWO WELL PORTS. SPACIOUS HOME WITH APPROX 1400 SQFT ON UPPER FLOOR AND APPROX 1200 SQFT ON FIRST FLOOR (NOT INCL IN SQFT). HOME SOLD STRICTLY "AS-IS". BUYER TO VERIFY SQFT.

	Addr: 11 49TH AVE	MLS#: 2505873 #12	
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential	
	List Price: \$1,275,000	Sold Price: \$1,275,000	\$/Sqft: \$558.23
	Beds: 4	Baths(F/H): 2/1	AprxSqFt: 2,284
	LstDate: 02/21/2005	SldDate: 03/28/2005	
	Year Built: 1992	Parking:	DOM: 1
	ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
	Lot: 100X180		Acres: 0.41
	Subdivision: ISLE OF PALMS		
	Features: Traditional Block/Masonry		

Agent Comments: _____

Remarks: CHARMING SOUTHERN HOME ONLY A SHORT WALK TO THE BEACH! TRADITIONAL DESIGN WITH DOUBLE PORCHES ON OCEAN SIDE. ROBERT CHESNUT DESIGNED GARDEN. THIS IS A

WARM,COZY HOME ON A DEAD END STREET. HOUSE IS ON OCEAN SIDE OF PALM SO YOU DON'T HAVE TO CROSS STREET TO GET TO THE BEACH. EXCELLENT RENTAL PROPERTY THAT GENERATED JUST UNDER \$60,000 LAST YEAR WITH OWNER USE DURING KEY RENTAL WEEKS.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 4002 CAMERON BLVD City/Area: ISLE OF PALMS/ISLE OF PALMS	MLS#: 2506127 S #13 Category: Residential	
	List Price: \$1,279,000 Beds: 4 LstDate: 02/22/2005 Year Built: 1992 ElemSch: SULLIVANS ISLAND Lot: 68X110X68X110 Subdivision: ISLE OF PALMS	Sold Price: \$1,235,000 Baths(F/H): 4/0 SldDate: 05/04/2005 Parking: 1.5 Car Gar Mid: LAING	\$/Sqft: \$586.70 AprxSqFt: 2,105 DOM: 2 High: WANDO Acres: 0
	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.

<p>LIST-IT Internet MLS © Solid Earth Geographics</p>  <p>Photo not available at this time</p> <p>Ctarmls.com is a service of Charleston Trident MLS, Inc.</p>	Addr: 609 OCEAN BLVD City/Area: ISLE OF PALMS/ISLE OF PALMS	MLS#: 2507604 S #14 Category: Residential
List Price: \$1,280,000 Beds: 5 LstDate: 03/04/2005 Year Built: 1955 ElemSch: SULLIVANS ISLAND Lot: 0 Subdivision: ISLE OF PALMS	Sold Price: \$1,280,000 Baths(F/H): 2/0 SldDate: 03/04/2005 Parking: Mid: JANE EDWARDS	\$/Sqft: \$596.74 AprxSqFt: 2,145 DOM: High: WANDO Acres: 0
Features:		

Agent Comments: _____

Remarks: FOR COMP PURPOSE ONLY

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 411 OCEAN BLVD	MLS#: 2506528 S#15
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,300,000	Sold Price: \$1,300,000	\$/Sqft: \$820.71
Beds: 2	Baths(F/H): 2/0	AprxSqFt: 1,584
LstDate: 02/25/2005	SldDate: 05/03/2005	
Year Built: 1990	Parking: 2 Car C/port	DOM:
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 60X150		Acres: 0.21
Subdivision: ISLE OF PALMS	Features: Traditional Elect Range, Refrigerator, Dishwasher Wood Siding SCE&G Level	

Agent Comments: _____

Remarks: GREAT LITTLE COTTAGE, BUT BEING SOLD FOR LAND VALUE. FANTASTIC LOT.

	Addr: 314 CHARLESTON BLVD	MLS#: 2503264 #16
	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.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 3009 PALM BLVD	MLS#: 2428247 S #17
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,395,000	Sold Price: \$1,380,000	\$/Sqft: \$541.60
Beds: 4	Baths(F/H): 3/0	AprxSqFt: 2,548
LstDate: 10/08/2004	SldDate: 04/22/2005	
Year Built: 1993	Parking:	DOM: 158
ElemSch:	Mid: LAING	High: WANDO
SULLIVANS ISLAND		Acres: 0
Lot: 0		
Subdivision: ISLE OF PALMS		
Features: Contemporary Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Washer, Dryer, Garbage Disp, Ceiling Fan Wood Siding SCE&G, IoP W/S Comm Level, Inside		

Agent Comments: _____

Remarks: GREAT OPPORTUNITY TO OWN THIS 2ND ROW BEACH HOUSE. INCREDIBLE OCEAN VIEWS, OPEN FLOOR PLAN, MANY EXTRAS. OWNER HAS MANY POSSIBILITIES AND IDEAS TO SHARE WITH POTENTIAL BUYERS AND IS HAPPY TO MEET YOU AT THE HOUSE. THERE IS ALSO POTENTIAL NOT ONLY AS A SECOND HOME, BUT RENTAL/INVESTMENT AS WELL.

	Addr: 3109 WATERWAY BLVD	MLS#: 2421611 #18
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,485,000	Sold Price: \$1,480,000	\$/Sqft: \$352.38
Beds: 4	Baths(F/H): 4/1	AprxSqFt: 4,200
LstDate: 08/03/2004	SldDate: 01/13/2005	
Year Built: 2004	Parking: 3+ Car Gar, Attached, Off-st Prkng	DOM: 78
ElemSch:	Mid: LAING	High: WANDO
SULLIVANS ISLAND		Acres: 0.24
Lot: 75X141		
Subdivision: WILD DUNES		
Features: Contemporary, Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Central Vac, Gar Dr Openr, Garbage Disp, Ceiling Fan Cement Plank SCE&G Level, Wooded, On Golf Crse, Inside, Marshfront		

Agent Comments: _____

Remarks: MARSHFRONT WITH WATERWAY VIEWS GALORE! PART OF THE WILD DUNES, BUT OUTSIDE

THE GATE. ANOTHER INCREDIBLE "DANNY JOHNSON" HOME. HOME IS BUILT TO THE HIGHEST QUALITY AVAILABLE. HARDI PLANK EXTERIOR SIDING, TREATED TRIM, "IPE" (EQUAL TO TEAK) DECKING, COPPER FLASHING, BRAZILIAN CHERRY FLOORING THROUGHOUT HOME, TILE IN BATHS, ANDERSON WINDOWS AND DOORS, 8' SOLID WOOD INTERIOR PANEL DOORS WITH OIL RUBBED HARDWARE, CUSTOM TOMMY DISHER CABINETS THROUGHOUT HOME, WITH CHERRY IN KITCHEN WITH BLACK GRANITE TOPS AND LARGE COUNTRY SINK, HOOD DRAFT OVER GAS COOKTOP, BEAUTIFUL BUTLER'S PANTRY, LARGE DOWNSTAIRS LAUNDRY WITH SPACE FOR REFRIGERATOR AND MICROWAVE, 2 MASTER BEDROOMS, 1 UP, AND 1 DOWN. 2 OF THE BATHS HAVE OLD FASHIONED CLAW FOOT TUBS, EACH WITH SEPARATE SHOWERS, 10' CEILINGS THROUGHOUT, ELEVATOR, FANTASTIC TRIM, HOME WIRED FOR CENTRAL VACUUM, SECURITY SYSTEM, CAT 5 WIRING AND SMART HOUSE, SURROUND SOUND, CLOSET FOR STEREO, AND 4 LEVELS OF COVERED DECKS AND ROOF TOP 360' VIEWING DECK. ALL BEDROOMS OPEN TO BATHS, THERE ARE 2 MASTER BEDROOMS, 1 UP, 1 DOWN, FAMILY ROOM DOWN, GREAT OPEN ENCLOSED GARAGE WITH LOTS OF LIGHT. SQ. FT. TO BE VERIFIED, TAXES BASED ON LOT.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 715 PALM BLVD	MLS#: 2434120 S #19
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,585,000	Sold Price: \$1,540,000	\$/Sqft: \$513.33
Beds: 4	Baths(F/H): 3/1	AprxSqFt: 3,000
LstDate: 12/02/2004	SldDate: 02/22/2005	
Year Built: 1982	Parking: 3 Car Garage	DOM: 62
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 90 X 300		Acres: 0.5
Subdivision: ISLE OF PALMS	Features: Contemporary, Traditional Elec Wal Ovn, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Washer, Dryer, Garbage Disp, Ceiling Fan Wood Siding SCE&G W/frnt-deep	

Agent Comments: _____

Remarks: UNIQUE DEEP WATER PROPERTY ON HAMLIN CREEK. LOVELY HOME SECLUDED BY GROVE OF LIVE OAKS. HOUSE HAS MANY UPGRADES: KITCHEN, DECKS, TRIPLE HVAC SYSTEM & A MOTHER-IN-LAW SUITE COMPLETE WITH IT'S OWN ELEVATOR. POSSIBLY THE SHORTEST WALK TO SOME OF THE DEEPEST WATER ON THE ISLAND. APPROX. 300' FROM BACK DOOR TO YOUR BOAT, 6' OF WATER @ LOW TIDE.

	Addr: 913 CAROLINA BLVD	MLS#: 2500748 #20
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,655,000	Sold Price: \$1,640,000	\$/Sqft: \$395.94
Beds: 6	Baths(F/H): 5/1	AprxSqFt: 4,142
LstDate: 01/07/2005	SldDate: 04/18/2005	
Year Built: 2004	Parking: 2 Car Garage	DOM: 37
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 0		Acres: 0
Subdivision: ISLE OF PALMS	Features: Traditional Cement Plank SCE&G, loP W/S Comm Level	

Agent Comments: _____

Remarks: STUNNING NEW CONSTRUCTION! THIS EXQUISITE HOME IS BUILT BY ONE OF THE AREAS FINER BUILDERS, THOMAS EVANS CONSTRUCTION. WITH OCEAN VIEWS ON VARIED ROOFTOPS AND A SHORT WALK TO THE BEACH, THIS 6 BEDROOM HOME INCLUDES MANY EXTRA-ORDINARY FEATURES. EXTENSIVE WOOD PACKAGE, B-BOARD & V-GROOVE PANELING THROUGHOUT, BRAZILIAN

CHERRY FLOORS, MAPLE CABINETS, EXTENSIVE TILE & NATURAL STONE IN ALL BATHS, ELEVATED POOL BUILT INTO LARGE FIRST FLOOR DECK, AND SPIRAL STAIRWAY TO ROOFTOP VISTA TO MENTION A FEW. LOCATED CLOSE TO PAVILION, WOULD MAKE A GREAT INVESTMENT FOR VACATION RENTAL OR HOME OF YOUR OWN.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 4 30TH AVE	MLS#: 2429461 S #21
	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, IoP 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!

	Addr: 3705 PALM BLVD	MLS#: 2410925 S #22
	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 #23
	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 #24 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: 2408 PALM BLVD	MLS#: 2405886 #25
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$1,995,000	Sold Price: \$1,875,000	\$/Sqft: \$694.44
Beds: 5	Baths(F/H): 3/1	AprxSqFt: 2,700
LstDate: 03/01/2004	SldDate: 01/04/2005	
Year Built: 1983	Parking: 2 Car C/port, Attached	DOM: 138
ElemSch: SULLIVANS ISLAND	Mid: MOULTRIE	High: WANDO
Lot: 74.72X129.57X75.17X130.12	Acres: 0.222	
Subdivision: ISLE OF PALMS		
Features: Contemporary Elect Range, M/w Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Satellite Dsh, Ceiling Fan Wood Siding SCE&G, Comm Pub Wks Beachfront		

Agent Comments: _____

Remarks: FRONT ROW - BEST SECTION OF ISLE OF PALMS BEACH. LOT EXTENDS TO PRIMARY DUNES. COMFORTABLE, YEAR ROUND HOUSE, 2 SCREEN PORCHES, 2 SUN DECKS. PRETTY WATER OAKS. ALSO TMS #571-09-00-208.

	Addr: 118 CHARLESTON BLVD	MLS#: 2321785 S #26
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$2,225,000	Sold Price: \$2,091,375	\$/Sqft: \$457.63
Beds: 5	Baths(F/H): 5/0	AprxSqFt: 4,570
LstDate: 09/12/2003	SldDate: 01/14/2005	
Year Built: 2004	Parking: 2 Car Garage	DOM: 439
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 12106 SF	Acres: 0.28	
Subdivision: ISLE OF PALMS		
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.


Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 4 46TH AVE	MLS#: 2322143 S #27
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$2,350,000	Sold Price: \$1,990,000	\$/Sqft: \$452.27
Beds: 7	Baths(F/H): 4/2	AprxSqFt: 4,400
LstDate: 09/17/2003	SldDate: 04/06/2005	
Year Built: 1992	Parking: 3+ Car Gar	DOM: 483
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 126*145		Acres: 0.42
Subdivision: ISLE OF PALMS		
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!

	Addr: 104 CHARLESTON BLVD	MLS#: 2435588 S #28
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$2,395,000	Sold Price: \$2,395,000	\$/Sqft: \$584.15
Beds: 7	Baths(F/H): 7/1	AprxSqFt: 4,100
LstDate: 12/14/2004	SldDate: 05/02/2005	
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!

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 120 CHARLESTON BLVD	MLS#: 2500691 S #29
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$2,399,000	Sold Price: \$2,370,000	\$/Sqft: \$550.39
Beds: 5	Baths(F/H): 5/1	AprxSqFt: 4,306
LstDate: 01/03/2005	SldDate: 03/04/2005	
Year Built: 2005	Parking: 3 Car Garage	DOM: 11
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 55X204X66X203		Acres: 0.3
Subdivision: ISLE OF PALMS	Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Washer, Dryer SCE&G Beach Access	

Agent Comments:

Remarks: REFINED ELEGANCE. UNIQUE CUSTOM RESIDENCE BY KIT NORTON, ONE OF THE BARRIER ISLANDS MOST RESPECTED & ESTABLISHED BUILDERS. NO EXPENSE HAS BEEN SPARED IN THIS EXQUISTELY CRAFTED GEM. CANADIAN RED CEDAR, SIDE WALL SHINGLES, HAND-DIPPED IN CABOT'S 3000 SEALER, APPLIED OVER HOMESLICHER FIBERGLASS VAPOR BARRIER SYSTEM. 18 GAUGE GALVALUME ROOF. ALL 20 GUAGE COPPER FLASHINGS-IPE' DECKS & HANDRAILS. STAINLESS STEEL AIRCRAFT CABLE RAILING SYSTEMS-CUSTOM BUILT GALVANIZED CIRCULAR STAIRS TO ROOFTOP DECK W/SPECTACULAR OCEAN VIEWS. IMPACT RESISTANT ANDERSON DOORS & WINDOWS, ELEVATOR. FULL LANDSCAPING PACKAGE W/SEP. IRRIGATION METER. CONCRETE/OYSTER SHELL DRIVEWAY. BRAZILLIAN CHERRY FLOORS W/MAPLE INLAYS. CHERRY PANELIZED FOYER, BEAMS, HANDRAILS & ACCENT TRIM. CUSTOM DESIGNED WROUGHT IRON STAIR RAILS & PANELS. HUGE TILE MASTER BATH W/ADJOINING EXECUTIVE STYLE HIS/HERS WALK-IN CLOSET. SPECIALLY DESIGNED & BUILT CABINET WORK, BOOKCASES, ENTERTAINMENT CENTERS & BUILT-IN DRESSERS. 12 SEER LENOX HIGH EFFICIENCY ELECTRIC HEAT PUMPS, GAS COOKTOP, WITH GE & DACOR APPLIANCES-BOSCH DISHWASHER & GE WASHER/DRYER. 3 CM GRANITE AT KITCHEN, LIVING ROOM, MASTER BEDROOM & BATH. GROHE PLUMBING FIXTURES. OIL RUBBED BRONZE HARDWARE BY BALDWIN & ROCKY MOUNTAIN. THIS HOME IS ONLY FOR THE MOST DISCERNING BUYER WHO APPRECIATES THE HIGHEST LEVEL OF MATERIALS & CRAFTSMANSHIP.

	Addr: 508 OCEAN BLVD	MLS#: 2502647 S #30
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$2,995,000	Sold Price: \$2,995,000	\$/Sqft: \$943.01
Beds: 5	Baths(F/H): 4/1	AprxSqFt: 3,176
LstDate: 01/24/2005	SldDate: 05/04/2005	
Year Built: 1991	Parking: 2 Car Garage, Attached, Off-st Prkng	DOM: 44
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO

Lot: 74 X 440 X 74 X 446	Acres: 0.65
Subdivision: ISLE OF PALMS	
Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Security Sys, Central Vac, Garbage Disp, Ceiling Fan Wood Siding SCE&G, IoP W/S Comm Beachfront, 1/2 -1 Acre, Ocean View	

Agent Comments: _____

Remarks: FABULOUS OCEANFRONT HOME BUILT BY PAT ILBERTON. THIS HOME FEATURES LOTS OF PORCHES UPSTAIRS AND DOWN AND FABULOUS OCEANVIEWS THROUGHOUT. AN OPEN FLOOR PLAN WITH RED OAK FLOORING THROUGHOUT MOST OF THE FIRST FLOOR. INSIDE THIS HOME YOU WILL FIND TILE FLOORING, CORIAN COUNTERS, AND OAK CABINETS. TONGUE AND GROOVE WOODWORK ON MOST OF THE WALLS. HIGH SMOOTH CEILINGS. THE EXTERIOR FEATURES ANDERSEN DOORS AND WINDOWS WITH ALUMINUM ROLL DOWN ELECTRIC HURRICANE SHUTTERS, LAWN IRRIGATION WITH DRIP SYSTEM FOR POTS, PLANTERS AND WINDOW BOXES, AND YOUR VERY OWN PRIVATE BOARDWALK TO THE BEACH. THIS HOME IS HARDWIRED FOR EMERGENCY POWER EQUIPPED WITH A 5,000 WATT HONDA GENERATOR.

Information deemed to be reliable although not guaranteed

Properties Recently Sold

	Addr: 904 OCEAN BLVD	MLS#: 2422298 S #31
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$3,150,000	Sold Price: \$3,030,000	\$/Sqft: \$594.12
Beds: 10	Baths(F/H): 10/1	AprxSqFt: 5,100
LstDate: 08/09/2004	SldDate: 02/22/2005	
Year Built: 1992	Parking: 3+ Car Gar	DOM: 167
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 74 X 390		Acres: 1.33
Subdivision: ISLE OF PALMS		
Features: Contemporary Washer, Dryer, Garbage Disp Wood Siding Beach Access, Beachfront, 1/2 -1 Acre, Ocean View		

Agent Comments: _____

Remarks: EXCELLENT RENTAL/INVESTMENT! APPROX. \$175,000 IN INCOME IN 2003! TEN BEDROOMS AND 11 AND A HALF BATHROOMS (2 HANDICAPPED ACCESSIBLE) MAKE THIS PROPERTY PERFECT FOR FAMILY AND CORPORATE GATHERINGS. VERY OPEN FLOOR PLAN WITH A LOT OF DECK SPACE AND AMAZING VIEWS. PRIVATE WALKWAY TO THE BEACH! ROOM FOR A POOL WHICH WOULD SIGNIFICANTLY INCREASE THE ANNUAL INCOME. CALL FOR SURVEY AND POOL ESTIMATE. HOUSE SOLD FURNISHED!

	Addr: 3902 PALM BLVD	MLS#: 2422109 S #32
	City/Area: ISLE OF PALMS/ISLE OF PALMS	Category: Residential
List Price: \$3,595,000	Sold Price: \$3,250,000	\$/Sqft: \$737.97
Beds: 6	Baths(F/H): 6/2	AprxSqFt: 4,404
LstDate: 08/06/2004	SldDate: 03/31/2005	
Year Built: 1995	Parking: 3+ Car Gar	DOM: 173
ElemSch: SULLIVANS ISLAND	Mid: LAING	High: WANDO
Lot: 85 X 475		Acres: 0.83
Subdivision: ISLE OF PALMS		
Features: Traditional Elec Wal Ovn, Gas Cooktop, M/w Built-in, Refrigerator, Dishwasher, Washer, Dryer, Security Sys, Gar Dr Openr, Garbage Disp, Ceiling Fan Other SCE&G, loP W/S Comm Level, Beach Access, Beachfront, Ocean View		

Agent Comments: _____

Remarks: AN ABSOLUTELY BEAUTIFUL LUXURY HOME ON THE BEACH. A DALY & SAWYER CONSTRUCTION OF THE HIGHEST QUALITY WITH ELEVATOR. MASTER BEDROOM SUITE HAS LARGE SITTING AREA WITH A STUDY, DUAL HIS AND HERS BATHROOMS, WITH ACCESS TO REAR POOL AREA.

LOVELY BEACH VIEWS FROM LARGE WINDOWS, PRIVATE DECK UPSTAIRS. LANDSCAPED GARDEN JUST STEPS FROM THE BEACH. SOARING TWO STORY PANELLED FOYER, ALL TOP OF THE LINE APPLIANCES, WOOD FLOORS. MUST BE SEEN TO REALLY APPRECIATE ALL THIS HOUSE HAS TO OFFER.

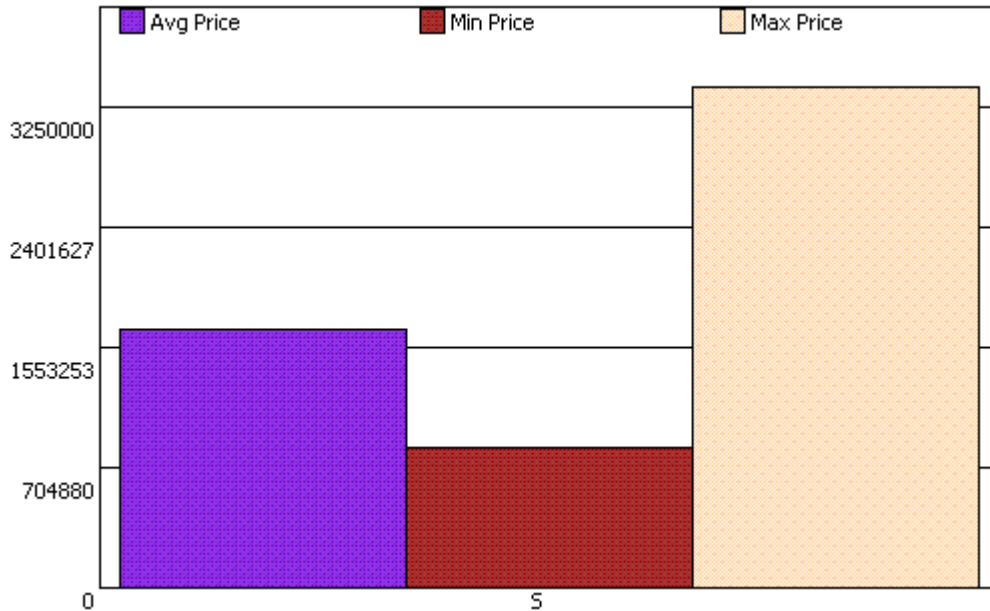
Information deemed to be reliable although not guaranteed

Sold properties

Total # of Listings 32
Lowest Price Listing \$704,880
Highest Price Listing \$3,250,000
Average Price \$1,543,852
Avg. Price/SqFt \$510
Avg. Days on Market 105

108 SPARROW DR 506 CAROLINA BL 103 TIMBER LANE 2207 CAMERON BL 108 PALM BLVD 4002 CAMERON BL 1140 OCEAN BLVD 305 CHARLESTON 15 43RD AVE 712 CAROLINA BL 705 PALM BLVD 11 49TH AVE 4002 CAMERON BL 609 OCEAN BLVD 411 OCEAN BLVD 314 CHARLESTON 3009 PALM BLVD 3109 WATERWAY B 715 PALM BLVD 913 CAROLINA BL 4 30TH AVE 3705 PALM BLVD 10 45TH AVE 2203 PALM BLVD 2408 PALM BLVD 118 CHARLESTON 4 46TH AVE 104 CHARLESTON 120 CHARLESTON 508 OCEAN BLVD	0	704880	1668253	2631627	3595000
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Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$704,880	\$3,250,000	\$1,543,852	\$510
Total Averages	\$704,880	\$3,250,000	\$1,543,852	\$510

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
108 SPARROW DR	\$739,000	\$727,500	46	1.6%	\$303.13
506 CAROLINA BLVD	\$740,000	\$704,880	55	4.7%	\$241.15
103 TIMBER LANE	\$749,900	\$735,000	14	2.0%	\$350.00
2207 CAMERON BLVD	\$795,000	\$750,000	1	5.7%	\$345.78
108 PALM BLVD	\$935,000	\$875,000	79	6.4%	\$486.38
4002 CAMERON BLVD	\$969,000	\$960,000	196	0.9%	\$456.06
1140 OCEAN BLVD, unit 306	\$985,000	\$950,000	103	3.6%	\$583.18
305 CHARLESTON BLVD	\$995,000	\$997,000	29	-0.2%	\$405.28
15 43RD AVE	\$999,000	\$960,000	111	3.9%	\$274.29
712 CAROLINA BLVD	\$1,089,000	\$1,045,000	328	4.0%	\$303.78
705 PALM BLVD	\$1,150,000	\$1,100,000	3	4.3%	\$785.71
11 49TH AVE	\$1,275,000	\$1,275,000	1	0.0%	\$558.23
4002 CAMERON BLVD	\$1,279,000	\$1,235,000	2	3.4%	\$586.70
609 OCEAN BLVD	\$1,280,000	\$1,280,000		0.0%	\$596.74
411 OCEAN BLVD	\$1,300,000	\$1,300,000		0.0%	\$820.71
314 CHARLESTON BLVD	\$1,350,000	\$1,320,000	0	2.2%	\$441.47
3009 PALM BLVD	\$1,395,000	\$1,380,000	158	1.1%	\$541.60
3109 WATERWAY BLVD	\$1,485,000	\$1,480,000	78	0.3%	\$352.38
715 PALM BLVD	\$1,585,000	\$1,540,000	62	2.8%	\$513.33

913 CAROLINA BLVD	\$1,655,000	\$1,640,000	37	0.9%	\$395.94
4 30TH AVE	\$1,795,000	\$1,757,500	68	2.1%	\$549.22
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
2408 PALM BLVD	\$1,995,000	\$1,875,000	138	6.0%	\$694.44
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
120 CHARLESTON BLVD	\$2,399,000	\$2,370,000	11	1.2%	\$550.39
508 OCEAN BLVD	\$2,995,000	\$2,995,000	44	0.0%	\$943.01
904 OCEAN BLVD	\$3,150,000	\$3,030,000	167	3.8%	\$594.12
3902 PALM BLVD	\$3,595,000	\$3,250,000	173	9.6%	\$737.97
Total Averages	\$1,602,778	\$1,543,852	104	3.7%	\$510

Property Summary

Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S 108 SPARROW DR	3	2/1	2,400	1994	\$739,000	\$727,500	04/30/2005	46
2	S 506 CAROLINA BLVD	3	2/1	2,923	1950	\$740,000	\$704,880	02/22/2005	55
3	S 103 TIMBER LANE	4	3/0	2,100	1969	\$749,900	\$735,000	03/30/2005	14
4	S 2207 CAMERON BLVD	4	2/1	2,169	1957	\$795,000	\$750,000	04/01/2005	1
5	S 108 PALM BLVD	3	2/1	1,799	1992	\$935,000	\$875,000	02/15/2005	79
6	S 4002 CAMERON BLVD	4	4/0	2,105	1992	\$969,000	\$960,000	02/01/2005	196
7	S 1140 OCEAN BLVD, unit 306	3	3/0	1,629	2000	\$985,000	\$950,000	03/30/2005	103
8	S 305 CHARLESTON BLVD	4	3/0	2,460	1945	\$995,000	\$997,000	01/31/2005	29
9	S 15 43RD AVE	5	4/0	3,500	1986	\$999,000	\$960,000	02/21/2005	111
10	S 712 CAROLINA BLVD	6	4/0	3,440	1998	\$1,089,000	\$1,045,000	02/15/2005	328
11	S 705 PALM BLVD	3	3/0	1,400	1966	\$1,150,000	\$1,100,000	01/14/2005	3
12	S 11 49TH AVE	4	2/1	2,284	1992	\$1,275,000	\$1,275,000	03/28/2005	1
13	S 4002 CAMERON BLVD	4	4/0	2,105	1992	\$1,279,000	\$1,235,000	05/04/2005	2
14	S 609 OCEAN BLVD	5	2/0	2,145	1955	\$1,280,000	\$1,280,000	03/04/2005	
15	S 411 OCEAN BLVD	2	2/0	1,584	1990	\$1,300,000	\$1,300,000	05/03/2005	
16	S 314 CHARLESTON BLVD	7	5/0	2,990	1951	\$1,350,000	\$1,320,000	04/14/2005	0
17	S 3009 PALM BLVD	4	3/0	2,548	1993	\$1,395,000	\$1,380,000	04/22/2005	158
18	S 3109 WATERWAY BLVD	4	4/1	4,200	2004	\$1,485,000	\$1,480,000	01/13/2005	78
19	S 715 PALM BLVD	4	3/1	3,000	1982	\$1,585,000	\$1,540,000	02/22/2005	62
20	S 913 CAROLINA BLVD	6	5/1	4,142	2004	\$1,655,000	\$1,640,000	04/18/2005	37
21	S 4 30TH AVE	5	4/0	3,200	2003	\$1,795,000	\$1,757,500	01/14/2005	68
22	S 3705 PALM BLVD	8	5/1	4,500	2002	\$1,825,000	\$1,730,000	02/01/2005	200
23	S 10 45TH AVE	6	4/1	3,025	1994	\$1,825,000	\$1,675,000	04/04/2005	47
24	S 2203 PALM BLVD	7	7/0	4,064	2003	\$1,990,000	\$1,990,000	03/14/2005	162
25	S 2408 PALM BLVD	5	3/1	2,700	1983	\$1,995,000	\$1,875,000	01/04/2005	138
26	S 118 CHARLESTON BLVD	5	5/0	4,570	2004	\$2,225,000	\$2,091,375	01/14/2005	439
27	S 4 46TH AVE	7	4/2	4,400	1992	\$2,350,000	\$1,990,000	04/06/2005	483
28	S 104 CHARLESTON BLVD	7	7/1	4,100	2004	\$2,395,000	\$2,395,000	05/02/2005	109
29	S 120 CHARLESTON BLVD	5	5/1	4,306	2005	\$2,399,000	\$2,370,000	03/04/2005	11
30	S 508 OCEAN BLVD	5	4/1	3,176	1991	\$2,995,000	\$2,995,000	05/04/2005	44
31	S 904 OCEAN BLVD	10	10/1	5,100	1992	\$3,150,000	\$3,030,000	02/22/2005	167
32	S 3902 PALM BLVD	6	6/2	4,404	1995	\$3,595,000	\$3,250,000	03/31/2005	173

