

# Properties Recently Sold



Addr: <b>3104 PALM BLVD</b>	MLS#: <b>2906791 S</b>	<b>#1</b>
City/Area: <b>ISLE OF PALMS/CHS-Isle of Palms</b>	Category: <b>Residential</b>	
List Price: <b>\$1,900,000</b>	Sold Price: <b>\$1,755,000</b>	\$/Sqft: <b>\$975.00</b>
Beds: <b>4</b>	Baths(F/H): <b>3/0</b>	AprxSqFt: <b>1,800</b>
LstDate: <b>03/09/2009</b>	SldDate: <b>04/17/2009</b>	
<b>Year Built: 1948</b>	Parking: <b>1 Car Garage</b>	DOM / CDOM: <b>7 / 7</b>
ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
Lot: <b>80 X 430</b>		<b>Acres: 0.5</b>
Subdivision: <b>ISLE OF PALMS</b>		
Features: <b>SFD-Traditional Elec Range, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan, Other (use remarks) Stucco, Vinyl Siding SCEandG, IoP W/S Comm Level, Beach Access, Beachfront, Ocean View</b>		

**Agent Comments:** essentially a tear down 1948 cottage

**Remarks:** Front Beach Isle of Palms....Quaint Beach Cottage with lots of charm and just waiting for someone to add a little TLC. On 2 lots, one house is on and the other a view easement. This Jewell won't be available long....Priced to sell.... THE FRONT LOT IS NOT BUILDABLE.....It does protect owner from ever having another dwelling constructed in front of home....



Addr: <b>518 OCEAN BLVD</b>	MLS#: <b>2918732 S</b>	<b>#2</b>
City/Area: <b>ISLE OF PALMS/CHS-Isle of Palms</b>	Category: <b>Residential</b>	
List Price: <b>\$2,600,000</b>	Sold Price: <b>\$2,360,000</b>	\$/Sqft: <b>\$624.67</b>
Beds: <b>5</b>	Baths(F/H): <b>4/1</b>	AprxSqFt: <b>3,778</b>
LstDate: <b>07/09/2009</b>	SldDate: <b>12/09/2009</b>	
<b>Year Built: 2000</b>	Parking: <b>3 Car Garage, Attached</b>	DOM / CDOM: <b>109 / 109</b>
ElemSch: <b>SULLIVANS ISLAND</b>	Mid: <b>LAING</b>	High: <b>WANDO</b>
Lot: <b>69 X 372</b>		<b>Acres: 0.58</b>
Subdivision: <b>ISLE OF PALMS</b>		
Features: <b>Gas Range, Elec Wall Oven, Microwave Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Security Sys, Gar Door Opener, Garbage Disp, Ceiling Fan Cement Plank SCEandG, IoP W/S Comm Beachfront, Ocean View</b>		

**Agent Comments:** Recently closed approx. 10 year old home on .58 acre lot

**Remarks:** This gorgeous, immaculately maintained Isle of Palms beachfront house is a must see! The home is centrally located on the 500 block of Ocean Blvd and features unbelievable panoramic ocean views. Enjoy designer finishes such as built-in shelving, elevator, hardwood flooring, wood ceilings, stainless steel appliances, gas range, Whirlpool tub, dual vanities in Master Bath, custom tiling and much more. Four out of the five bedrooms have ocean views and access to the deck, and the Master Bedroom is absolutely spectacular with a seating area and study. The Media Room includes a bay window and computer nook. A two story deck and screened porch line the back of the home so you can experience total relaxation while taking in the sights and sounds of the ocean. The home also features a private boardwalk to the beach. The exterior is beautifully landscaped and includes a putting green, seating area and outdoor lighting. This opportunity is the perfect combination of a wonderful floorplan, convenient location and breathtaking beach views on the Isle of Palms. THIS IS NOT A SHORT SALE. NO 3RD PARTY APPROVAL NEEDED.



# Properties Recently Sold



Addr: **300 OCEAN BLVD**

City/Area: **ISLE OF PALMS/CHS-Isle of Palms**

List Price: **\$4,550,000**

Beds: **7**

LstDate: **05/01/2009**

Year Built: **2008**

ElemSch: **SULLIVANS ISLAND**

Lot:

Subdivision: **ISLE OF PALMS**

Features: **SFD-Traditional Gas Range, Microwave Built-in, Refrigerator, Dishwasher, Washer Conn, Dryer Conn, Whirlpool, Hot Tub/Spa, Intercom, Washer, Dryer, Security Sys, Central Vac, Gar Door Opener, Garbage Disp, Ceiling Fan Wood Siding Beach Access, Beachfront, Ocean View**

MLS#: **2912202 S** #5

Category:

**Residential**

\$/Sqft: **\$650.00**

AprxSqFt: **7,000**

Sold Price: **\$4,550,000**

Baths(F/H): **8/1**

SldDate: **05/01/2009**

Parking: **3+ Car Gar, Attached, Off-st Prkng**, DOM / CDOM: **0 / 402**

Mid: **LAING**

High: **WANDO**

Acres: **0.69**

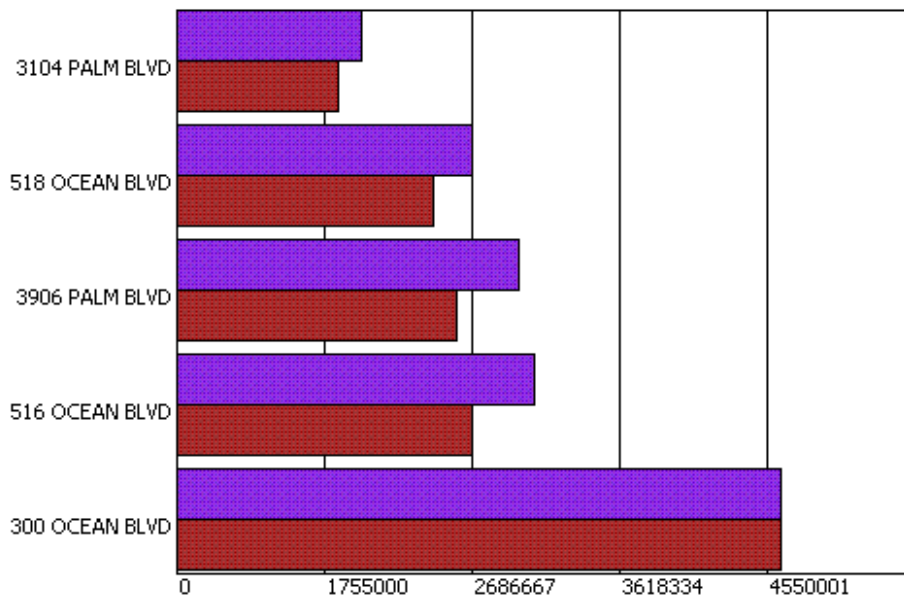
**Agent Comments:** heresay this one sold with no real estate commissions - distress sale

**Remarks:** Input for comparable purposes only.

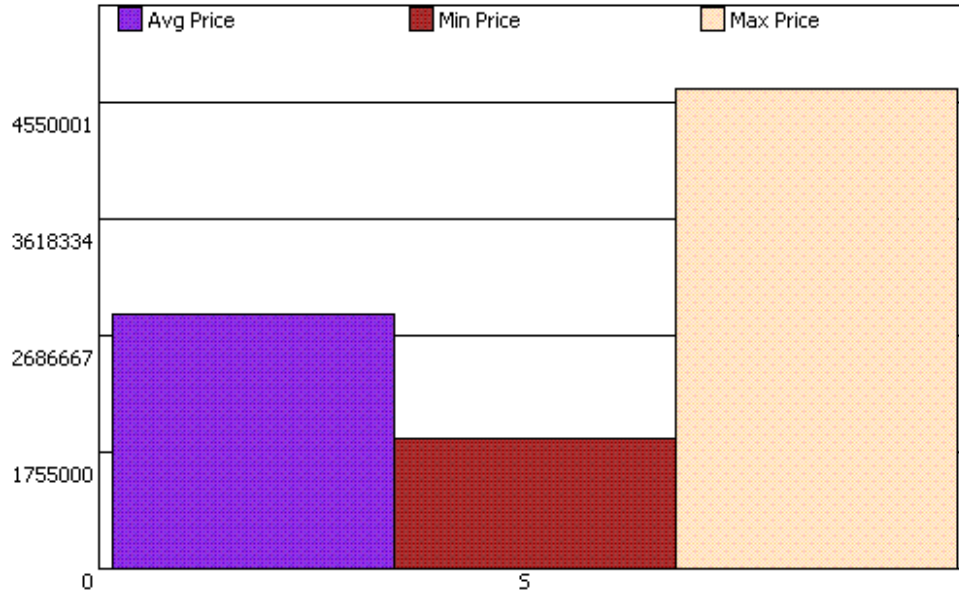
Information deemed to be reliable although not guaranteed

## Sold properties

<b>Total # of Listings</b>	<b>5</b>
<b>Lowest Price Listing</b>	<b>\$1,755,000</b>
<b>Highest Price Listing</b>	<b>\$4,550,000</b>
<b>Average Price</b>	<b>\$2,753,000</b>
<b>Avg. Price/SqFt</b>	<b>\$756</b>
<b>Avg. Days on Market</b>	<b>61</b>



# Summary Graph/Analysis



## Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$1,755,000	\$4,550,000	\$2,753,000	\$756
<b>Total Averages</b>	<b>\$1,755,000</b>	<b>\$4,550,000</b>	<b>\$2,753,000</b>	<b>\$756</b>

## Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
3104 PALM BLVD	\$1,900,000	\$1,755,000	7	7.6%	\$975.00
518 OCEAN BLVD	\$2,600,000	\$2,360,000	109	9.2%	\$624.67
3906 PALM BLVD	\$2,895,000	\$2,500,000	0	13.6%	\$862.07
516 OCEAN BLVD	\$2,995,000	\$2,600,000	190	13.2%	\$667.87
300 OCEAN BLVD	\$4,550,000	\$4,550,000	0	0.0%	\$650.00
<b>Total Averages</b>	<b>\$2,988,000</b>	<b>\$2,753,000</b>	<b>61</b>	<b>7.9%</b>	<b>\$756</b>

# Property Summary

Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM	CDOM
1 S	3104 PALM BLVD	4	3/0	1,800	1948	\$1,900,000	\$1,755,000	04/17/2009	7	7
2 S	518 OCEAN BLVD	5	4/1	3,778	2000	\$2,600,000	\$2,360,000	12/09/2009	109	109
3 S	3906 PALM BLVD	5	4/0	2,900	1990	\$2,895,000	\$2,500,000	01/05/2009	0	0
4 S	516 OCEAN BLVD	6	4/1	3,893	1992	\$2,995,000	\$2,600,000	07/17/2009	190	190
5 S	300 OCEAN BLVD	7	8/1	7,000	2008	\$4,550,000	\$4,550,000	05/01/2009	0	402

