

Properties Recently Sold



Addr: 257 DRIFTWOOD LN	MLS#: 2803554 S	#1
City/Area: EDISTO BEACH/CLN-Edisto Beach	Category: Residential	
List Price: \$149,900	Sold Price: \$119,000	\$/Sqft: \$168.08
Beds: 2	Baths(F/H): 1/0	AprxSqFt: 708
LstDate: 01/31/2008	SldDate: 03/20/2009	DOM: 400
Year Built: 1984	Parking: Off-st Prkng	High: WALTERBORO
ElemSch: EDISTO BEACH	Mid: WALTERBORO	Acres: 0
Lot: 0		
Subdivision: WYNDDHAM OCEAN RIDGE		
Features: SFA-Condominium Elect Range, Refrigerator, Dishwasher, Stacked W/d Vinyl Siding SCEandG Level, High, Wooded, On Golf Crse, Lagoon		

Agent Comments: _____

Remarks: Cozy 2 BR, 1 bath newly renovated and furnished golf villa on the 17th fairway of the Plantation Golf Course! Enjoy views of the links, lagoon, marsh & Big Bay Creek from the covered deck or relax by the wood burning fireplace on winter evenings. Master bedroom on main floor and upper level loft bedroom accessed by spiral stairway. Walk to most resort amenities including three pools, tennis courts, play park, recreation center and owner's only ocean front cabana. Buyer to verify sq. footage.



Addr: 8106 LACHICOTTE ST	MLS#: 2836126 S	#2
City/Area: EDISTO ISLAND/CHS-Edisto Island	Category: Residential	
List Price: \$199,900	Sold Price: \$185,000	\$/Sqft: \$94.58
Beds: 3	Baths(F/H): 3/0	AprxSqFt: 1,956
LstDate: 12/19/2008	SldDate: 01/30/2009	DOM: 23
Year Built: 1991	Parking: Off-st Prkng	High: BAPTIST HILL
ElemSch: JANE EDWARDS	Mid: JANE EDWARDS	Acres: 3.67
Lot: 3.67		
Subdivision: CRAWFORD PLACE II		
Features: SFD-Traditional Washer Conn, Dryer Conn, Garbage Disp, Ceiling Fan Wood Siding SCEandG Level, High, Wooded, Pond, 2-5 Acres		

Agent Comments: _____

Remarks: Truly Edisto...this wonderful three bedroom home is surrounded by beautiful ancient oaks and blooming flowers and only a short drive to the beach. Just to mention a few amenities this homes comes with hard wood floors, open eat-in kitchen, fireplace and lots of storage...don't forget the small fish pond out back. Buyer please verify square footage, acreage, schools or any other pertinent information. The home is perfect for the Handyman type buyer. This property is being offered "As-In" condition. This property is priced way below market. Hurry today and make an offer!

Information deemed to be reliable although not guaranteed

Properties Recently Sold



Addr: 8057 POINT OF PINES RD	MLS#: 2832689 S	#3
City/Area: EDISTO ISLAND/CHS-Edisto Island	Category: Residential	
List Price: \$389,000	Sold Price: \$310,000	\$/Sqft: \$258.33
Beds: 4	Baths(F/H): 2/0	AprxSqFt: 1,200
LstDate: 11/06/2008	SldDate: 02/13/2009	
Year Built: 1920	Parking: 2 Car Garage, Detached	DOM: 71
ElemSch: JANE EDWARDS	Mid: WEST ASHLEY	High: WEST ASHLEY
Lot: 149 X 475		Acres: 3.24
Subdivision: EDISTO ISLAND		
Features: SFD-Traditional Gas Range, Refrigerator, Washer, Dryer, Ceiling Fan Vinyl Siding SCEandG Level, Tidal Creek, Marshfront, Riverfront, 2-5 Acres		

Agent Comments: _____

Remarks: Wonderful setting on the private tidal creek property. 3.24 acres, 147 ft frontage on marsh. . Island cottage built in early 20's contains 3 bedrooms 2 baths. Selling as is. Adjacent to 4000 acres Botany Bay Preserve. Southern exposure. Small dock on head waters of Store Creek. What a spot.



Addr: 1913 BAYNARD ST	MLS#: 2832212 S	#4
City/Area: EDISTO BEACH/CLN-Edisto Beach	Category: Residential	
List Price: \$439,900	Sold Price: \$435,000	\$/Sqft: \$182.31
Beds: 5	Baths(F/H): 4/0	AprxSqFt: 2,386
LstDate: 10/31/2008	SldDate: 02/06/2009	
Year Built: 2005	Parking: Other	DOM: 87
ElemSch: EDISTO BEACH	Mid: WALTERBORO	High: WALTERBORO
Lot: 75X150		Acres: 0.25
Subdivision: EDISTO BEACH		
Features: SFD-Cape Cod Elect Range, Refrigerator, Washer Conn, Washer, Dryer Vinyl Siding SCEandG Cul-de-sac		

Agent Comments: _____

Remarks: ****BEACHWALK BEACH HOME**BANK FORECLOSURE****Looking for investment property, year round home, or rent out by the week with this off site engineered home, built by Cresline Homes on Edisto Beach. Very private home with 2386 SQ ft +, 5 bedrooms and 4 baths- perfect for entertaining. There are front and rear porches surrounded by mature trees providing lots of privacy. Walking distance to Edisto Beach. Enjoy the warm Atlantic Ocean all year long!! Priced to sell-call today to schedule appointment. Easy to show-all offers welcome! Motivated Seller!!

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Properties Recently Sold



Addr: 3302 FORT ST	MLS#: 2902915 S	#5
City/Area: EDISTO BEACH/CHS-Edisto Island	Category: Residential	
List Price: \$469,900	Sold Price: \$450,000	
Beds: 5	Baths(F/H): 4/0	
LstDate: 01/29/2009	SldDate: 03/30/2009	
Year Built: 2007	Parking: 2+ Car/port	DOM: 45
ElemSch: EDISTO BEACH ELEMENTARY	Mid: WALTERBORO	High: WALTERBORO
Lot: 75X150		Acres: 0
Subdivision: EDISTO BEACH		
Features: SFD-Traditional Elect Range, Elec Wal Ovn, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Ceiling Fan Cement Plank SCEandG Level, Wooded, On Golf Crse, Beach Access		

Agent Comments: _____

Remarks: Lowest priced new construction on the Plantation Course. 5 Bedrooms and 4 Baths. Oversized Front and Rear Porches. This home is very private because it is located on a dead end street. Upgraded Crown and Hardwood Floors in Family Room. Kenmore Elite Appliances. Located on #4 Green and still walking distance to the beach. Very private beach access. If square footage is important - MEASURE!!All contracts/offers are subject to INDYMAC BANK's senior management approval and any offers or counter offers by INDYMAC BANK are not binding unless the entire agreement is ratified by all parties. . \$75.00 document fee to be paid by buyer at closing.Sold " as is " .



Addr: 129 PALMETTO BLVD	MLS#: 2902702 S	#6
City/Area: EDISTO BEACH/CLN-Edisto Beach	Category: Residential	
List Price: \$485,000	Sold Price: \$400,000	
Beds: 4	Baths(F/H): 2/0	
LstDate: 01/28/2009	SldDate: 04/03/2009	
Year Built: 1962	Parking: Off-st Prkng	DOM: 27
ElemSch: EDISTO BEACH	Mid: WALTERBORO	High: WALTERBORO
Lot: 118X75		Acres: 0.2
Subdivision: SECOND ROW		
Features: SFD-Traditional Elect Range, Elec Wal Ovn, Refrigerator, Dishwasher, Washer, Dryer Vinyl Siding SCEandG Level, Beach Access		

Agent Comments: _____

Remarks: ****PRICE REDUCED**** GREAT SECOND ROW BEACH HOUSE! This nostalgic beach cottage reminds you of Edisto times gone by - not to mention the fantastic ocean views make this home a proven rental income earner. Fully furnished. Located in walking distance of the Pavilion. Spend summers just steps from the beach in this 4BR/2BA beach home that sleeps 13 people. This charmer features a large deck where you can watch the waves roll into the sand on the beach, snuggle up with a book on your comfortable screened porch or enjoy plenty of living area inside. Owner financing or other creative trade may be an option. Gross rental income for 2008 was \$26,448.

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Properties Recently Sold



Addr: 414 PALMETTO BLVD	MLS#: 2832825 S	#7
City/Area: EDISTO BEACH/CLN-Edisto Beach	Category: Residential	
List Price: \$789,900	Sold Price: \$693,500	
Beds: 4	Baths(F/H): 2/1	
LstDate: 11/06/2008	SldDate: 03/05/2009	
Year Built: 1969	Parking: 2 Car C/port	DOM: 103
ElemSch: EDISTO BEACH	Mid: WALTERBORO	High: WALTERBORO
Lot:		Acres: 0.21
Subdivision: BEACHFRONT		
Features: SFD-Traditional Elec Cooktop, Refrigerator Wood Siding Level, Beach Access, Beachfront		

Agent Comments: _____

Remarks: BANK OWNED BEACH FRONT PROPERTY, SPECTACULAR BEACH VIEW, HUGH DECK OVERLOOKING THE OCEAN, GREAT RENTAL PROPERTY INVESTMENT. MUST SEE



Addr: 61 PLANTERS RETREAT	MLS#: 2739413 S	#8
City/Area: EDISTO ISLAND/CLN-Edisto Island	Category: Residential	
List Price: \$1,295,000	Sold Price: \$1,040,000	
Beds: 4	Baths(F/H): 4/0	
LstDate: 11/20/2007	SldDate: 02/17/2009	
Year Built: 1994	Parking: 2 Car Garage	DOM: 423
ElemSch: EDISTO BEACH	Mid: WALTERBORO	High: WALTERBORO
Lot: 1.64		Acres: 1.64
Subdivision: JEREMY CAY		
Features: SFD-Traditional Elec Wal Ovn, Elec Cooktop, M/w Built-in, Refrigerator, Dishwasher, Whirlpool, Washer, Dryer, Gar Dr Openr, Satellite Dsh, Ceiling Fan Wood Siding SCEandG High, Wooded, Beach Access, Marshfront, Lagoon, 1-2 Acres, Ocean View		

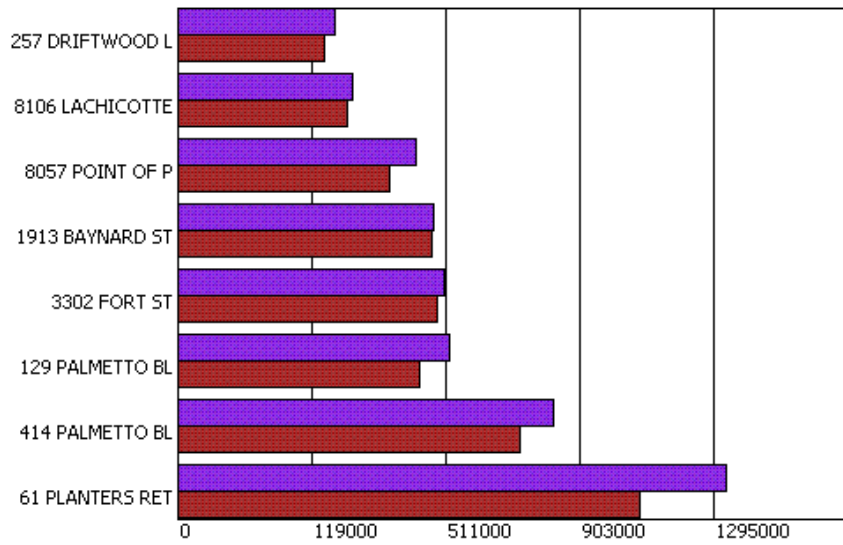
Agent Comments: _____

Remarks: MAGNIFICENT Custom built Post and Beam Oceanview home in Gated Beach Community. Architecturally designed to maximize views and to withstand hurricane force winds. Large screen porches, vaulted ceilings, bleached wood timbers, heart pine floors offer the Ultimate in Beach Ambiance. Offered fully furnished including Golf Carts and Jon boat. 2+ mile private beach allows use of golf carts. THE BEACH HOME AT IT'S FINEST! PRICED TO SELL!See custom features on attached document.

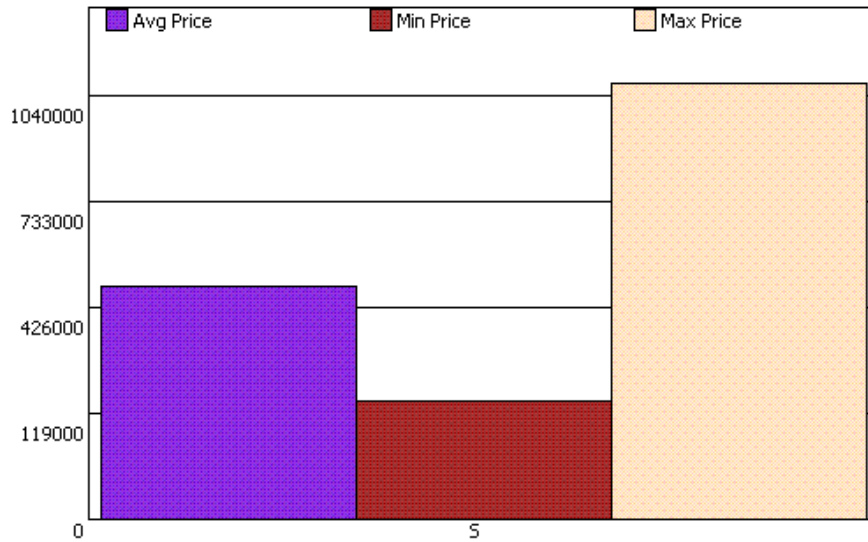
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Sold properties

Total # of Listings	8
Lowest Price Listing	\$119,000
Highest Price Listing	\$1,040,000
Average Price	\$454,063
Avg. Price/SqFt	\$227
Avg. Days on Market	147



Summary Graph/Analysis



Cumulative Analysis

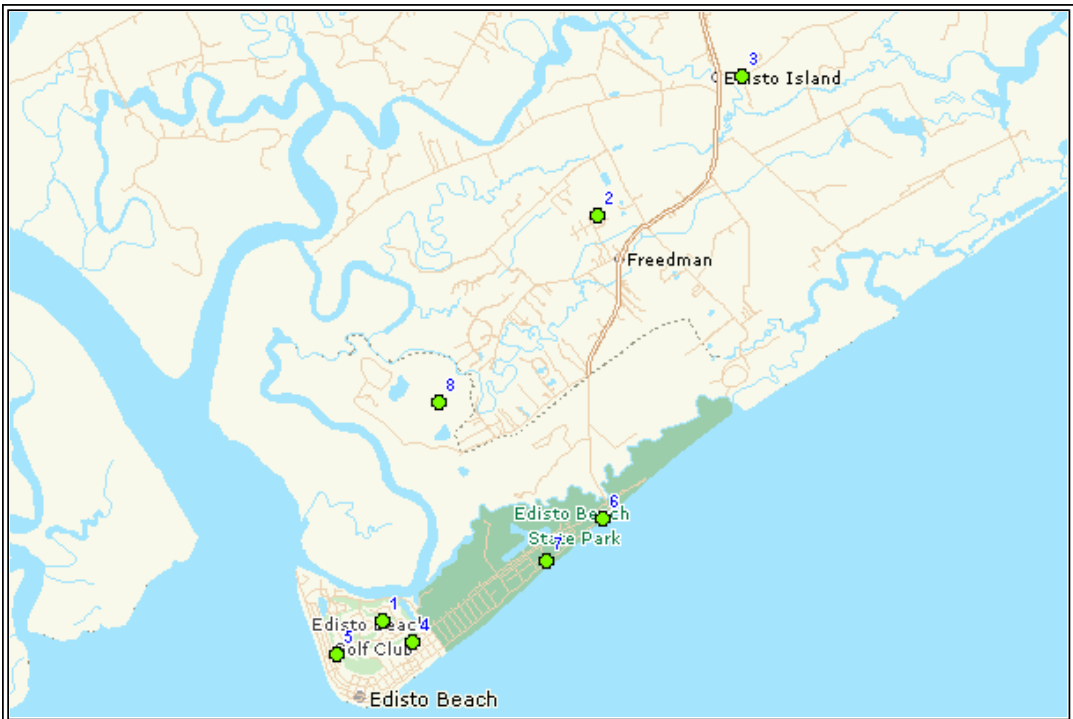
Listing Category	Lowest Price	Highest Price	Average Price	Avg Price/Sqft
Sold	\$119,000	\$1,040,000	\$454,063	\$227
Total Averages	\$119,000	\$1,040,000	\$454,063	\$227

Sold Property Analysis

Address	List Price	Sold Price	DOM	% Chg	SP/Sqft
257 DRIFTWOOD LN	\$149,900	\$119,000	400	20.6%	\$168.08
8106 LACHICOTTE ST	\$199,900	\$185,000	23	7.5%	\$94.58
8057 POINT OF PINES RD	\$389,000	\$310,000	71	20.3%	\$258.33
1913 BAYNARD ST	\$439,900	\$435,000	87	1.1%	\$182.31
3302 FORT ST	\$469,900	\$450,000	45	4.2%	\$178.93
129 PALMETTO BLVD	\$485,000	\$400,000	27	17.5%	\$269.91
414 PALMETTO BLVD	\$789,900	\$693,500	103	12.2%	\$321.51
61 PLANTERS RETREAT	\$1,295,000	\$1,040,000	423	19.7%	\$344.48
Total Averages	\$527,313	\$454,063	147	13.9%	\$227

Property Summary

.	Sta	Street Address	Bed	Baths	SqFt	Year Built	L Price	S Price	Sold Date	DOM
1	S	257 DRIFTWOOD LN	2	1/0	708	1984	\$149,900	\$119,000	03/20/2009	400
2	S	8106 LACHICOTTE ST	3	3/0	1,956	1991	\$199,900	\$185,000	01/30/2009	23
3	S	8057 POINT OF PINES RD	4	2/0	1,200	1920	\$389,000	\$310,000	02/13/2009	71
4	S	1913 BAYNARD ST	5	4/0	2,386	2005	\$439,900	\$435,000	02/06/2009	87
5	S	3302 FORT ST	5	4/0	2,515	2007	\$469,900	\$450,000	03/30/2009	45
6	S	129 PALMETTO BLVD	4	2/0	1,482	1962	\$485,000	\$400,000	04/03/2009	27
7	S	414 PALMETTO BLVD	4	2/1	2,157	1969	\$789,900	\$693,500	03/05/2009	103
8	S	61 PLANTERS RETREAT	4	4/0	3,019	1994	\$1,295,000	\$1,040,000	02/17/2009	423



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