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SATURDAY, SEPTEMBER 5, 2020

2020 REAL ESTATE

marketcheck



Charleston real estate

Industry experts weigh in on the pandemic's effects coming out of an economic shutdown, Page 10



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inside

Market Check 10

Industry experts weigh in on the pandemic's effects on the real estate market and more

Real News 15

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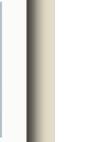
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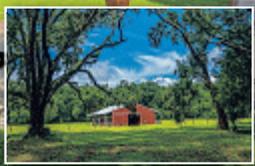
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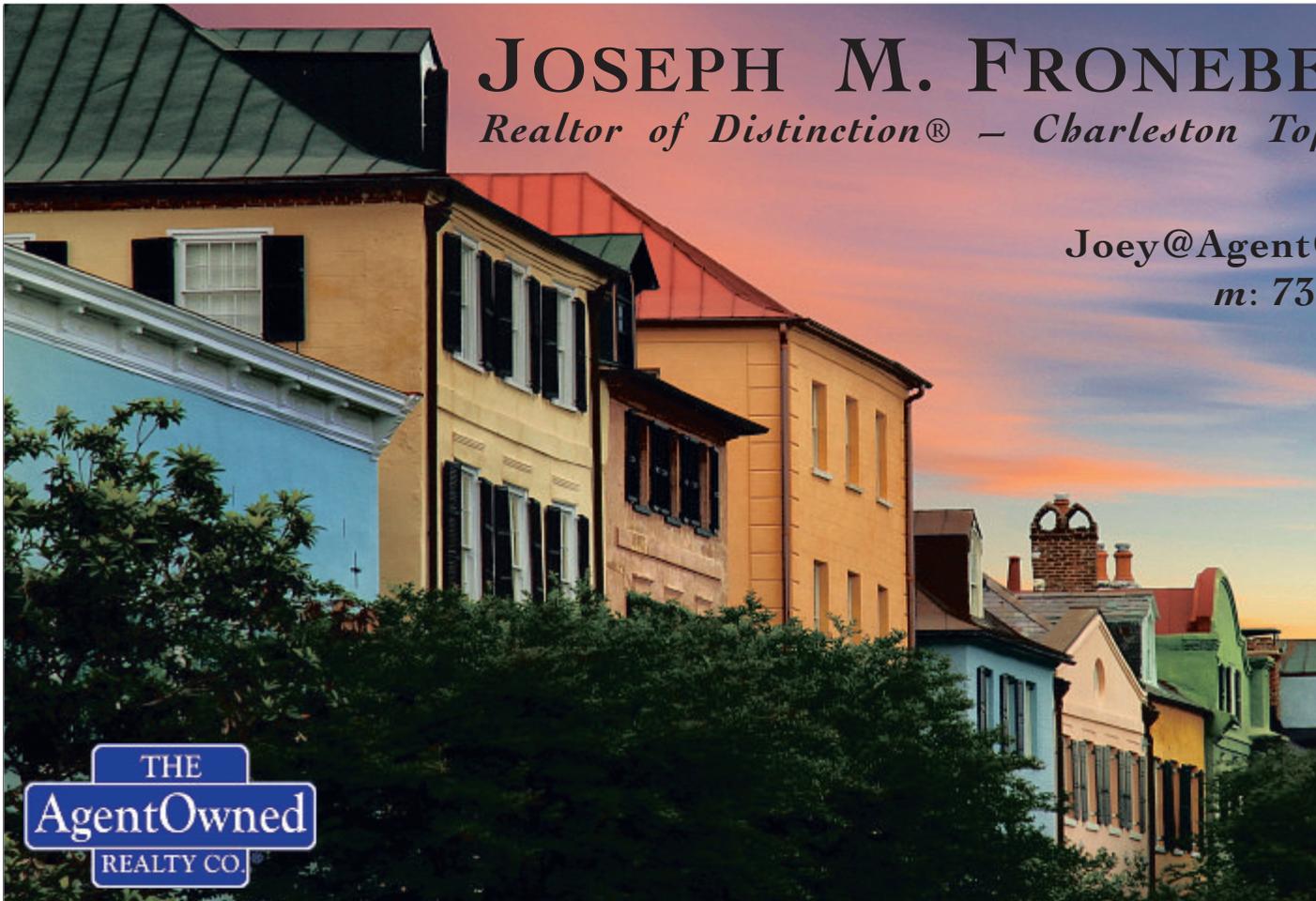


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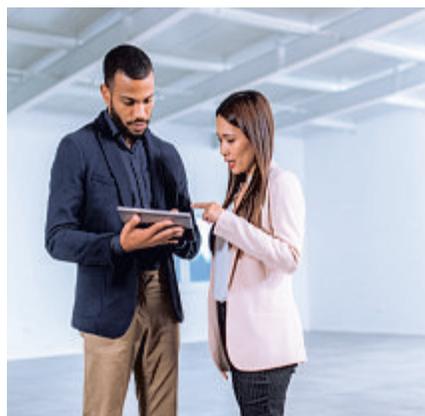
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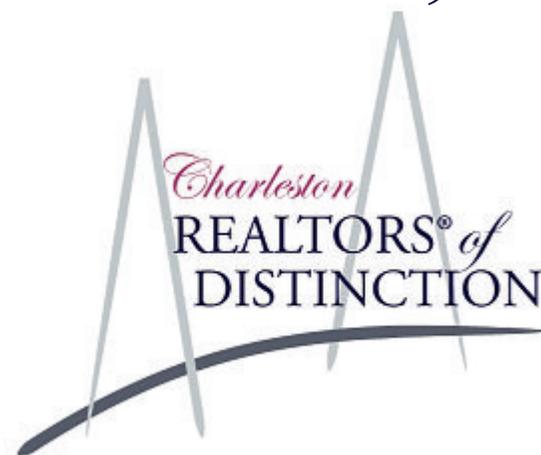


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The state of local real estate

Steady and consistent with a positive directional shift

BY BRIGITTE SURETTE

Last August, the Charleston Home Builders Association (CHBA) held their annual meeting at an area hotel in North Charleston. A large group of industry professionals attended and at that time, the topic was about the uncertainty of the last quarter of 2018 and how the market was rebounding in 2019. Last year, “a perfect storm” of tariffs, trade disputes and the slowdown of global markets contributed to the volatility of the market.

The economy was rebounding by mid-year of 2019. The labor market was robust — the best in over a decade.

Fast forward to March 2020. COVID-19 put an abrupt halt to what was predicted to be a prosperous housing market and strong economy.

Then and now

“I’m going to steal a headline from a recent Post and Courier article,” said Will Jenkinson of Carolina One New Homes at last year’s CHBA annual meeting. “Stable, strong and consistent really sums up what we’re experiencing.”

Jenkinson reiterated that sentiment for this year, saying “I will say these three words — strong, stable and consistent — remain today, however I want to add two points in addition to that. Growth to our edge markets in our region, as well as the COVID impact, both

in the short term of a negative and then the positive impacts that we’ve seen through the last five months as we’ve experienced the pandemic.”

This year’s annual meeting was a virtual one, via Zoom on August 25, with over 180 participants in attendance. Industry experts discussed how the pandemic affected the real estate market, the economy and what we can anticipate for the future.

An introduction

“Even during these unprecedented times, the CHBA has been able to safely continue its efforts on behalf of the home building industry and be a foun-



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Jenkinson



Klick



Arnold

dation for its members,” said Chris Klick, CHBA’s president.

Patrick Arnold, the association’s executive director agreed, saying that CHBA has “retooled” some of their events by virtual gatherings and social distancing.

“Things are looking great for the industry in terms of economics,” Arnold said. “But, I want to highlight something very important to our organization and that’s recognizing that we have an eviction crisis that is on the cusp of affecting a lot of people here in the Lowcountry.”

Arnold urged participants to visit the association’s website to find out how the industry professionals

and CHBA members can be stewards for the real estate community to “do the right thing for these individuals.”

The great shutdown

“To put things into perspective, compared to what is going on now in comparison to previous recessions, I like to call this current recession ‘the great shutdown,’” said Joseph Von Nessen, a research economist at the Darla Moore School of Business. “This is the first time we’ve ever seen an intentional shutdown of an economy by the government in response to the pandemic.”

Different from the recession of 2008, Von Nessen said that the current one is different in two specific ways: Far more intense and likely to be lower in duration. He outlined data from unemployment insurance (UI) claims – initially

and over time. “What’s going on now completely dwarfs what was going on in 2008,” he said.

Initial UI claims in South Carolina spiked this year after the shutdown, climbing to over 60,000 claims in April 2020. In the aftermath of 2008’s recession, it took a year and a half to return to the level of UI claims that we were at before that recession began. Claims are recorded weekly and economists use them as a real time metric.

“We’re not back to where we were before February just yet, but we’re pretty getting close,” he said. “This tells us that the economy is beginning to stabilize and we’re not seeing that many new layoffs on a week-to-week basis now.”

In South Carolina, claims dropped off in early May but it’s leveled off. The major decline is also due to many who have exhausted their benefits. In April and May, 80 percent of South Carolina workers that were laid off reported that



Von Nessen

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they had a return to work date. According to Von Nessen, today that number has dropped to 50 percent reporting they have a return to work date.

Currently there is an 8.6 percent unemployment rate — from 2.5 percent in March. South Carolina's highest spike was in April at 12.8 percent. The U.S. Bureau of Labor Statistic in July reports that South Carolina's unemployment rates are faring better than the national average, with the percentage of jobs recovered in South Carolina at 54.3 percent compared to 44.6 percent for the county.

"It makes a difference that Charleston has such a well-diversified economy that has been doing so well over the last decade," Von Nessen said. "No industry has escaped unscathed when everything was shut down in South Carolina and there has been no appreciable reopenings yet," he said.

The top three industries affected by the pandemic are leisure and hospitality, manufacturing and health care services, but most industries have realized some bounce back since April, with the most recent data indicating that's the case across the board. Construction is down about .6 percent, compared to the same time last year. Construction and housing are doing very well.

Von Nessen said that recovery is in sight and we're moving in the right direction, citing a "V-shaped recovery," (a quick fall and a quick climb back to where we were before) in July into August. Recovery is slowing though, transitioning to what economists call a "U-shaped recovery," a more slow and steady growth.

What caused the shift? Three major factors:

1. A spike in COVID cases that had

an impact on consumer confidence and business activity. Policy makers began restrictions. Governor McMaster enforced no alcohol after 11 p.m.

2. The Payroll Protection Program ran out for some companies, resulting in less access to revenue for their business.

3. A general limit to business activities to mitigate the spread of the pandemic.

The housing market

The nation's homes sales dropped in April. It's coming back strong and, in some cases, better than this same time last year. Supply and demand are the predominate factors affecting the spike in sales, as well as record-low interest rates. Employment growth in white collar or office jobs are up 3 percent as many are working from home.

"As long as employment growth remains fairly stable in these more white-collar jobs where much of the demand comes from, that's a good sign for the housing demand going forward," said Von Nessen.

"July was a record month of over 2,400 homes that closed in our market," said Jenkinson. "This is a big increase of about 30 percent over the last July and year-to-date considering the COVID slowdown in the spring. We are now caught up and five percent ahead of last year, which was the second-best year of all time for closing units in our MLS."

Many buyers from larger metropolitan areas are relocating to Charleston. Add new lifestyle demands such as working virtually, the desire to land availability and a lower cost of living. Low inventory in our region — down 40 percent compared to the same time last year is adding to that demand.

"There is a widening gap to have a balanced market, one that has a six-month



ASHTON WOODS

There has been a shift toward builders looking to the entry-level market — both townhomes and single family. These townhomes are in West Ashley, Marsh View Commons, where prices start in the low \$200,000s.

supply of inventory," said Jenkinson. We need nearly 10,000 homes to have that balanced market, with the current inventory."

He pointed to Awendaw and Hollywood in Charleston County has having "lots of growth and future growth."

The overall price for new homes sales for the first six months of 2020 realized a \$16,000 decrease from the same time last year. Jenkinson sees this as a positive.

"We have seen a shift of more builders looking to build more entry level, single family housing and an increase of townhomes in our market place which are driving overall sales prices lower," he explained. "It's encouraging to see this price, average price, come down and more supply of entry-level product that's needed in our marketplace."

The future

Von Nessen pointed to three things we need to be on the "lookout" for heading

into the fall, the consequences of which will have a major impact on the pace of recovery:

1. Effects of school reopenings — will there be a spike in virus cases?

2. Additional UI benefits.

3. The possibility of additional fiscal stimulus from Congress.

This past June was the best month for closings over the last 24 months, Jenkinson said and as consumers are becoming more confident, builders are as well. "We saw a reacceleration of permits coming into June and that continues on an upward trend — still that consistency that we were seeing in 2019 at this same time."

We may not be moving to pre-pandemic levels of unemployment in 2020 and this is most likely to continue into 2021, Von Nessen predicted. But, he said, demand for housing should remain strong, especially in sectors that haven't been hit as hard.

"If we look at Charleston and South Carolina overall, we really are very well positioned for what I call a post-pandemic world," Von Nessen said. "If we look out two, three, five, ten years to the future, Charleston has a lot going for it and a number of competitive advantages. It may seem that numbers are negative, but the important thing to concentrate on is the directional shift is very positive. We've seen consistent movement in a positive direction, at both the state and national level and that is good news."

Dr. **Joey Von Nessen** is a research economist at the Darla School of Business. **Will Jenkinson** is the Broker-in-charge of Carolina One New Homes Division. Reach **Brigitte Surette** at bsurette@postandcourier.com.

Racial disparities contribute to wealth gap, COVID impacts

BY MICHAEL SCARAFILE

After Congress had rejected two earlier versions of the Civil Rights Act of 1968, commonly known as the Fair Housing Act, the third version appeared to be going nowhere prior to the April 4th 1968 assassination of Martin Luther King, Jr. It was that crystalizing moment and the resulting civil unrest that spread across the country, which led to President Lyndon B. Johnson signing the Fair Housing Act into law on April 11, 1968. It was the first time that Congress declared it illegal for private individuals to dis-

criminate on the basis of race in the sale or rental of housing.

Today, more than half a century later we continue to experience social unrest and protests centered on issues of equality, equal justice and systemic racism in the midst of a pandemic with racially disproportionate impacts.

Let's look at the wealth gap and consider that, in 1968, a typical middle-class black household had \$6,674 in wealth compared with \$70,786 for the typical middle-class white household, according to data from the historical Survey of Consumer Finances that has been adjusted for inflation. In 2016, the typi-

**Scarafile**

cal middle-class black household had \$13,024 in wealth versus \$149,703 for the median white household, an even larger gap in percentage terms that what it was nearly 50 years ago.

Now consider this: the net worth of a homeowner is 41 times greater than that of a renter.

Why focus on housing? For starters, housing, along with food and clothing, is the most primary of our basic needs.

However, housing is so much more than that. In fact, Americans' primary residences account for about 25 percent of their overall wealth, more than any other asset. Homeownership remains a cornerstone of the American Dream, helps build strong communities and drive the U.S. economy.

If homeownership helps provide both a stable foundation and a much needed economic tailwind for so many, we should be alarmed and concerned about the racial disparities in homeownership. In fact, according to the U.S. Census

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Bureau survey, the African American homeownership rate at the end of the second quarter was 47%. While this number represented the highest levels since 2008, it trails the 76% homeownership rate for non-Hispanic whites by 29 percentage points. This disparity fundamentally limits the ability of African American renters to build equity and long term generational wealth. Long term systematic renting also means that each year these renters are forced to pay both higher rent, in real dollars, and to commit an ever increasing percentage of their income to housing as rent often increase faster than real wages.

Given this gap in wealth equality and homeownership percentages, it helps us understand why 41 percent of Black-owned businesses have been closed by COVID-19, compared to just 17 percent of white-owned businesses according to research at the University of California, Santa Cruz. In reality, if you need \$20,000 in order to keep the doors open and you have a net worth of \$150,000, much of which may be in your home, you might be able to figure out a way to make it happen. If you are a renter and have a net worth under \$15,000, it is nearly impossible.

While overt racism in housing has long since been illegal, the disparities in home ownership among African Americans perpetuates long standing inequalities in all areas of society. When the homeownership rate is equal for all races we will have achieved real progress towards "fair housing".

Micheal Scarafile is the president of Carolina One Real Estate Services. In 2017 he was ranked #144 in Swanepoel Power 200, recognizing the most powerful leaders in residential real estate. In 2019, he was listed as one of the "50 Most Influential People of 2018" by Charleston Business.

Charleston metro region well-positioned for a post-coronavirus pandemic world

BY PATRICK ARNOLD

If we have learned anything in the past six months, it is the importance of a place called home. Despite the economic uncertainty and political climate, consumers are reinvesting in their current home or searching for a new one in record numbers.

Leading the economy in recovery, single-family home sales rose in July to its highest pace since 2006. While encouraging, our inventory, affordability, and material shortages are also on the rise. As stewards of the construction industry, the Charleston Home Builders Association is tracking the rapid growth and challenges ahead.

According to the National Association of Home Builders' research, consumers are currently driven by low interest rates, lower density areas, and a greater focus on the importance of house. Remodeling contracts are increasing while sales of to-be-constructed homes are up 34% year-over-year. Conversely, finished-home sales are down nearly 24% over the same period.

University of South Carolina Economist Joey Von Nessen says the Charleston metro region is well positioned for a "post-pandemic world". At the Charleston Home Builders Association's Virtual Economic Update Conference on August 25, Von Nessen described the Charleston port, aerospace, and automotive industries as insulating factors allowing for speedier recovery and growth than in competing markets. Fellow conference presenter and Broker in Charge of Carolina One New Homes, Will Jenkinson, highlighted demand would remain high throughout 2020 and supply would be the largest threat to our market stability.



FOXBANK PLANTATION

There are more than 2,400 single and multifamily homes in Foxbank Plantation in Moncks Corner. Prices range from \$175,000 to the low \$400,000s. Rising lumber costs may affect future building prices. The master-planned community has 1,125 lots and 1,075 homes.

Inventory of available homes is dangerously low with a 23% drop in home listings since May according to the Charleston Trident Multiple Listing Service, putting starter homes in scarce supply. Further compounding the problem is lengthier timetables across the Lowcountry in having construction projects approved by municipalities. The faster demand outpaces supply, the further the dream of homeownership is from becoming a reality for our economy's workforce.

Home prices are increasing nationally, with lumber being a major factor. According to the NAHB, the rise in softwood lumber prices has resulted in a whopping \$16,148 increase on the cost of an average new single-family home since April 17. Earlier this month, the NAHB sent a letter to President Trump urging the administration to call on domestic labor producers to increase production and prioritize a new softwood lumber agree-

Right at home

Resales vs. new home sales:
 ■ **Berkeley County:** resales, 61 percent; new home, 39 percent
 ■ **Charleston County:** resales, 82 percent; new home, 18 percent
 ■ **Dorchester County:** resales, 74 percent; new home, 26 percent

Top 5 subdivisions by county and closings:

■ **Berkeley County:** Cane Bay, Nexton, Foxbank, Moss Grove, Huners Bend
 ■ **Charleston County:** Carolina Park, Oyster Point, Carolina Bay, Oakfield, Maybank Village
 ■ **Dorchester County:** Coosaw Preserve, The Ponds, McKewn, Summers Corner, Pine Forest Country Club

—Source: Carolina One New Homes

ment with Canada that would eliminate the 20% tariff on shipments into the U.S. Without intervention, costs are expected to increase.

In addressing the Lowcountry's growing housing affordability crisis, the Home Builders Association of South Carolina partnered with over a dozen community partners in hosting the 2020 South Carolina Housing Forum. To learn more about the importance of affordable housing and policies to tackle this crisis, please visit southcarolinahousingforum.com where all sessions are available for review.

Patrick Arnold is the executive director of the Charleston Home Builders Association.

Mortgage rates remain stable and historically low



BY KIM SHELPMAN

While the economy has certainly had to navigate through the Covid-19 pandemic effects, the real estate market in Charleston has accelerated to record levels. Low housing inventory combined with historically low interest rates have created quite the frenzy.

Mortgage rates have remained remarkably

stable amidst the pandemic and we have seen some relaxation in the credit tightening guidelines that were put in place as the pandemic ramped up.

So the question remains: how long will rates remain low and is this the "right" time to buy a home, sell a home or refinance your current home?

Please see **SHELPMAN**, Page D13

By the numbers

National mortgage rates as of September 1, 2020
 ■ 30-Year Fixed Mortgage Rate 3.022%, APR: 3.184%
 ■ 20-Year Fixed Mortgage Rate 3.011%, APR: 3.167%
 ■ 15-Year Fixed Mortgage Rate 2.539%, APR: 2.750%
 ■ 5/1 ARM 3.30%, APR: 3.335%

—Source: Nastaq.com, Data Source: The Ascend's national mortgage interest tracking.

Commercial real estate sectors reflect resiliency

BY THOMAS M. BOULWARE

In February 2020, the Charleston region was experiencing explosive growth in all industry sectors and the market fundamentals promised a bright future. As we approach the six-month mark of life during COVID-19, tenants, landlords, property managers and lenders have had

to adapt how they conduct business during this era just as we have adapted to wearing a face mask.



Boulware

Though there are obvious challenges during this period, we are seeing exceptional ingenuity and adaptability exhibited across

many sectors of commercial real estate in Charleston which gives us confidence in the resiliency of the Lowcountry.

Housing

The housing sector saw a slight dip during the first phase of COVID-19 but the market has rebounded considerably driven in large part by an urban exodus from the Northeast. The Southeast is also a growth market for publicly traded homebuilders and their appetites for entitled/ permitted lots is very strong to meet Wall Street's anticipated returns. The national, regional, and local home builders are building at an unforeseen pace in our region and the future appears very bright.

Industrial

The industrial market in the Charleston region was active pre COVID-19 and has remained strong to date. There has been



NAI CHARLESTON

An 11,000-square-foot building in downtown Charleston on King Street is a retail/office free standing building that was recently renovated. Listed at \$8.5 million, the investment property has an established tenant and a long-term lease in place.

considerable lease up of newly developed distribution space with more planned projects on the horizon. Much of this activity is taking place in the Jedyburg and Palmetto Commerce Parkway submarkets of our region. COVID-19 has had a direct impact on the industrial sector, as consumers shift from shopping at retail locations to online which has increased demand for large distribution spaces to satisfy this new mode of commerce. Walmart's announcement of their newly planned 3 MM square foot distribution center in Ridgeville will be used to supply their East Coast stores and reflects the strength of our port, further solidifying the strength of the Industrial market.

Office

The office market in Charleston has changed over the past six months regarding how business owners look at their

office space and how employees interact. Employees and business owners have determined they can work from home and still be productive. This new trend is causing some business owners to question their need for a large office presence in return for reducing their overhead expenses. Currently there are five large office buildings under some form of planning or construction on the peninsula of Charleston, comprising approximately 500,000 square feet of Class A space. This includes the much-anticipated Charleston Technology Center (CTC) which is set to deliver first quarter of 2021. Developers of new office space are incorporating more terraces and outdoor assembly areas as part of their projects to allow tenants a place to congregate with exposure to fresh air. It will take some to determine the long-term effects of COVID-19 on the office market.

Retail

There is no question the retail market has been directly affected by the pandemic. A consumer shift to online shopping has caused larger format retailers to shutter their locations across the country. Online grocery shopping and delivery has seen explosive growth which will likely continue to grow post COVID-19. Many landlords and tenants worked together through the initial months in an effort to keep tenants in their locations, working through rent abatement and rental rate reductions. The restaurant industry has been hit hard. Most have adapted to a take-out model, 30-40% occupancy of inside dining areas and enhancing any outside spaces to accommodate patrons. King Street has significant vacancies with some corporate tenants requiring their operations to close either permanently or "until further notice." The hospitality industry has also suffered with most hotels operating at 40% capacity.

The fundamentals of our local economy were strong pre-COVID and there is no reason think that things will be slowing down in the future. Our transition from a tertiary market to a secondary market has caused a myriad of investors to seek opportunities in Charleston. COVID has caused everyone to rethink how we do things from shopping to shaking hands. Like always, we will persevere and adapt to a new way of life in the Lowcountry.

Thomas Boulware is the Broker-in-charge/partner of NAI Charleston. He has over 20 years of commercial real estate experience and has brokered \$250 million in land transactions in the Charleston MSA since 2005.

SHELPMAN, from D12

The Federal Reserve recently released their latest commentary on the future of interest rates and the overwhelming theme was that their intention was to hold rates "steady" for the foreseeable future.

This bodes well for existing homeowners looking to upsize or downsize or first-time home buyers looking to enter the housing market. Additionally, with interest rates at historic lows there has also been a dramatic increase in refinancing requests from current homeowners looking to stay put in their current homes.

In this case homeowners have two options to consider. A rate/term refinance

can save hundreds of dollars on monthly mortgage payments and thousands of dollars over the life of the loan or a "CashOut" option where a homeowner can access some of the equity in their current home to take care of needed renovations or remodeling, pursuing investment opportunities or paying off debt.

Potential homeowners and current homeowners can take advantage of amazingly low interest rates while they last.

Kim Shelpmann is the branch manager of Carolina One Mortgage. She has more than 35 years of experience in the mortgage and building industry.



NEXTON

A home in the Nexton neighborhood in Summerville.

Demand for apartment homes on the rise in area

BY DONNA BOLEWITZ

According to the National Apartment Association, the population in Charleston continues to grow at a rapid pace. The demand for apartment homes is on the rise too. Charleston needs to build roughly 956 new apartment homes each year to keep up with demand. With this rise in population comes robust growth and opportunity for Charleston-area residents. Apartment construction contributes \$520.8M to the Charleston economy annually and creates approximately 2,000 jobs. More data is available for the Charleston metro area and other areas (nationwide) at www.weareapartments.org.

The Charleston Apartment Association (CAA)

In 2019, 52 new members joined the CAA representing 3,955 apartment homes, making it a significant year for membership growth. And even with the challenging headwinds created by the onset of the COVID-19 pandemic, the Charleston Apartment Association continues to grow. In satisfying the increased demand for apartment homes, new communities are opening at a steady rate. Many of those communities and new supplier partner businesses are joining

our association every month. This new growth provides a valuable opportunity for our existing membership (of over 425 apartment communities and supplier partner businesses) to gather new business contacts while learning more about the apartment industry as it continues to thrive in the tri-county area.



Bolewitz

Since March, when COVID-19 related restrictions occurred to local business, the CAA offered over 20 events and education classes virtually and at no cost to members. Included were several classes providing continuing education credits for various certifications held by many of our members. We also extended the Membership dues deadline this year, in hopes to assist our members in negotiating the minefields of financial hardship created by the pandemic.

Charitable endeavors

The CAA seeks to improve the industry by offering its members an opportunity to grow both professionally and personally through educational classes, networking connections, and charitable endeavors.

There are several committees in the CAA that provide service and outreach



GRACE BEAHM ALFORD/STAFF

Grace Homes, an affordable housing complex in Cooper and Meeting streets in Charleston, is nearing completion.

to members and residents. One that is especially worthwhile to note is the Charleston Cares committee.

Charleston Cares is a way for our association and its members to give back to the community – a thank you gesture to the residents of the greater Charleston area. The 2020-21 charitable focus is the Lowcountry Continuum of Care. The Lowcountry Continuum of Care (CoC) is a membership body comprised of community services providers who plan, develop and implement comprehensive and coordinated strategies to address homelessness in Beaufort, Berkeley, Charleston, Colleton, Dorchester, Hampton, and Jasper Counties. The staff of the CoC supports recipients of HUD-funded homelessness services with assistance in a variety of areas.

In 2019 the CAA raised \$18,326 for

our designated charity, the Lowcountry Food Bank's Backpack Buddies program, through our golf tournament. According to the Lowcountry Food Bank, that contribution provided 109,956 meals for local children.

Career opportunities

The apartment industry is a growing industry that brings with it an increased need for talented, creative, and passionate individuals to lead and support it. The average apartment community includes 254 units and employs at least six onsite staff members, including a community manager, assistant manager, leasing consultants, and maintenance professionals.

Apartment industry careers offer competitive salaries, great benefits, training opportunities, and excellent room for growth as the industry typically promotes from within. Plus, the skills and experience gained working in an apartment community are easily transferable to the thousands of careers in apartment communities throughout the country. Job opportunities are available at www.charlestonapartmentassociation.com.

Donna Bolewitz is the president of the Charleston Apartment Association. The association is a non-profit organization that supports and serves the multifamily industry.

The luxury real estate market continues to expand

BY OWEN TYLER

How one defines luxury real estate in the Lowcountry has changed greatly over the last 10 years. No longer are luxury homes confined to a few zip codes but can now be found spread across Berkeley, Charleston, and Dorchester Counties. The luxury market continues to be fueled by buyers relocating to the Charleston area for the climate, welcoming culture, and a more relaxed lifestyle.

The luxury market is defined by the National Associations of REALTORS® (NAR) as the top 10% of the real estate market. According to the NAR, home sales in the Lowcountry and recorded in the CHS Regional MLS, "luxury" is comprised of an entry level point of approximately \$750,000 with roughly 5% of all sales recorded in the CHS Regional MLS at and above \$1,000,000.

2020 has followed 2019's lead with more

record-breaking sales for the Lowcountry as well as a quickly growing category of uber luxury properties. These properties represent 0.15% of the sales in CHS Regional MLS and closed with a sales price at or over \$4,000,000.

This uber luxury segment in the tri-county area is poised for growth and currently represents 1.1% of the available properties for sale in the CHS Regional MLS. Lack of available homes to purchase, dwindling land to build on, historically low interest rates, and continued improvements in technologies for telecommuting allow buyers to make moves that pre COVID-19 would have been difficult to rationalize, all while keeping prices moving upwards. Less travel during 2020 and more people working from home have buyers looking for



Tyler

larger properties with a dedicated work space and extra comforts that played a less important role in the past. Buyers in this uber luxury market segment are snatching up properties fairly quickly during 2020 with a median of 78 days on the market, a testament to the strength of the luxury market in Charleston.

The typical luxury home in the greater Charleston area is 5 bedrooms, 6 baths, and approximately 5,400 square feet. An uber luxury property is easily distinguished from other luxury properties as it will have some type of historical significance, sweeping views, private beach/water access, or all of the above.

2020 has seen its share of uber luxury property sales recorded in the CHS Regional MLS with 22 closed thus far ranging from \$4,000,000 to \$12,000,000. All unique standouts from the "Charleston condo castle" to a historic downtown mansion steeped in history, a landmark property south of Charleston, and expan-

sive ocean view and waterfront properties.

The real estate outlook in the Charleston area is rosy for the remainder of 2020 based on the high number of properties that continue to go under contract. All signs point to go for the Lowcountry luxury real estate market as buyers are increasing budgets due to high demand for the limited number of homes available for sale. Sellers in the tri-county area continue to benefit from the migration of buyers to greater Charleston who seek a quality of life change and have an appetite for luxury real estate.

Owen Tyler is the Managing Broker and Partner of The Cassina Group and is the President of South Carolina REALTORS®, the largest professional trade association in the state. The boutique company is currently the number one boutique firm for home sales over \$750,000 and \$1,000,000.

Travel trends during pandemic

According to Airbnb, travelers are seeking “new distinctive experiences even in their own backyards.” Hilton Head and Charleston rank high on U.S. destinations for weekend and holiday trips.

With Labor Day and the fall season coming up, below are what they’re finding as travel patterns and trends:

- Travelers are sticking to more remote locations for Labor Day Weekend and beyond, but trips to cities are on the rise.
- Nearby stays within 300 miles from home remain the most popular with guests, but searches for international destinations are on the rise, reflecting wanderlust.
- Now, where you stay matters more than ever: Unique stays like cabins and tiny homes are overtaking more traditional options in trip searches.

Women rule when it comes to hosting and booking. Airbnb reports that the majority of their hosts are female – 55 percent and 62 percent of the bookings are made by women.

Their top trending destinations are:

- Hilton Head Island, South Carolina
- Big Bear Lake, California
- Lake Havasu City, Arizona
- Charleston, South Carolina
- Scranton, Pennsylvania
- Wilmington, North Carolina
- Palm Springs, California
- Orange Beach, Alabama
- Pigeon Forge, Tennessee
- Fredericksburg, Texas

City destinations have dropped to 20 percent from last year’s Labor Day getaways. Domestic travel rules with more than half of them in August being 300 miles from guests’ own homes. International trips are down, but searches on them have risen from July.

Labor Day weekend stays most popular bookings are cabins — these types of dwellings have more than doubled in popularity since this time last year and “unique stays are spiking tremendously.” Shepherd’s huts have doubled in popularity since last July. Barn stays are up 60 percent, cabins, 40 percent and cottages, 30 percent. Of the 20 most wish listed stays last month, five of them are treehouses, three are tiny homes, two are domes and one is one of the most fantastic caves in the world — in Greece.

Short trips dominate for getaways and ones that allow pets are at the top of the list.

The most searched amenities for Labor Day getaways are:

- Allows pets
- Pool
- Wifi
- Kitchen
- AC
- Washer
- Jacuzzi
- Free parking



PHOTOGRAPHS/AIRBNB

If you really want to get away from it all, do so in a glamorous cave — in Greece.



This may be one of the most luxurious and beautiful treehouses on the planet. This one is in Old Fort, North Carolina. And, it has a hot tub.

Not surprisingly, people are staying home and enjoying online experiences that involve music, cooking, dancing and even magic shows. Who wouldn’t love a Pasta with the Grandmas cooking experience, especially if Grammy is in Italy.

Source: Airbnb, above information is based on August bookings or searches from August 1-23, 2020. For more information visit <https://www.airbnb.com>.

Carolina One

Scott Fulton and Marthe Teixeira have recently formed the Fulton and Teixeira Team at Carolina One’s Mount Pleasant Hwy. 17 North office.

Fulton and his family have lived in the Charleston area since 1992. A graduate of Trident Technical College with an associate’s degree in the arts, Fulton has been a

Realtor® since 2012. He has two premier real estate credentials: Sellers Representative Specialist (SRS) and an Accredited Buyers



Teixeira and Fulton

Call him at (843) 324-8845 or email scottandmarthe@gmail.com.

Teixeira is a graduate of Colby Sawyer College in New Hampshire with a degree in communications, Teixeira moved to Charleston in 2016. Prior to obtaining her

real estate license in 2017, she was employed by Jounce Therapeutics, a start-up immunology company focused on cancer research. She is married with two daughters and they enjoy beachcombing and grilling out with friends. Call her at (917) 325-8033 or email at scottandmarthe@gmail.com.

April Curci is the newest commercial real estate professional to partner with the Commercial Real Estate Division of Carolina One Real Estate Services at the North Charleston admin office.

A native of Arizona, Curci graduated from the College of Charleston with a B.S. degree in business administration with minors in real estate, entrepreneurship and biology.

A third generation commercial real estate professional, she holds active licenses in Arizona and South Carolina.

Since 2013, Curci has specialized in the logistics and transportation of products coming through the Panama Canal and their subsequent dispersal throughout the U.S.

Prior to joining Carolina One, Curci has worked with a prominent brokerage. She has completed the Global Supply Chain, Logistics and Transportation/Deep Water Port Studies and Analysis Course and is in the process of becoming a Certified Commercial Investment Member (CCIM). Email her at april.curci@carolinaoneplus.com or call 602- 625-3104.

Shea Robbins is a commercial real estate sales associate with the downtown Broad Street office. He recently earned the CCIM designation by successfully completing the CCIM Institute’s comprehensive examination in mid-August 2020. This certification required more than 160 hours of case-study driven education covering topics such as interest-based negotiation, financial analysis, market analysis and ethics in commercial investment real estate. There are currently only 10,000 CCIM members globally.

A graduate of Charleston Southern University with a BS degree in business administration, Robbins has had a career in banking with Wachovia Corporation and First Federal Savings Bank, in mortgage with Shelter Mortgage, LLC and in real estate with Walterboro Realty before joining Carolina One. He brings over 20 years of experience advising clients on commercial and investment properties. Shea and his wife have two daughters. Email him at srobbins@carolinaoneplus.com or call 843-217-0530.



Curci



Robbins

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On Saturday and Sunday, Real Estate For Sale, class 600, appears in separate section.
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Real Estate for Rent

- 505 Wanted to Rent
- 507 Room Wanted
- 510 Shore Rental
- 512 Rooms Wanted
- 515 Furniture Rental
- 520 Property Management
- 525 Furnished Apartments
- 530 Unfurnished Apartments
- 535 Townhouse/Condos
- 540 Furnished Homes
- 545 Unfurnished Homes
- 548 Retirement Homes
- 550 Rooms for Rent
- 555 Beach Rentals
- 560 Vacation Rentals
- 563 Beyond Metro Area Rentals
- 567 Self Storage Space

Commercial Real Estate

- 583 Land
- 585 Office
- 590 Warehouse
- 593 Retail
- 595 Investment Property
- 598 Commercial

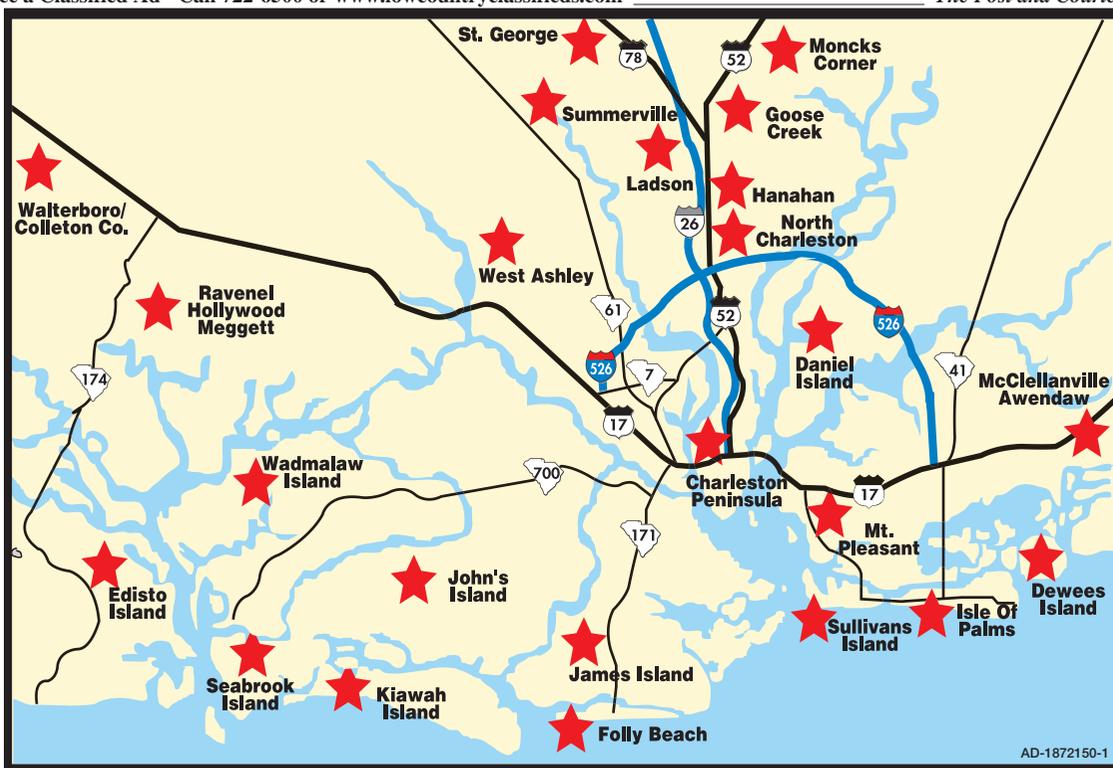
Real Estate for Sale

- 605 Real Estate Wanted
- 610 Real Estate Auction
- 625 Condos/Townhouses
- 641 Charleston Peninsula
- 642 West Ashley
- 643 James Island
- 644 Folly Beach
- 645 Johns Island
- 646 Hollywood, Ravenel, Meggett
- 647 Kiawah Island
- 648 Seabrook Island
- 649 Wadmalaw Island
- 650 North Charleston
- 651 Hanahan
- 652 Goose Creek
- 653 Ladson
- 654 Summerville

- 655 Moncks Corner
- 656 Mt. Pleasant
- 657 Sullivan's Island
- 658 Isle of Palms
- 659 Daniel Island
- 660 Clements Ferry
- 661 McClellanville, Awendaw
- 662 Walterboro/Colleton Co.
- 663 Dewees Island
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- 665 Resort Property
- 666 Waterfront Property
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- 669 Berkeley County/Bonneau
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- 671 Mountain Property
- 672 Hunting Land
- 673 Farms & Plantations
- 674 Orangeburg
- 675 Timberland
- 676 Georgetown
- 677 Holly Hill/Santee/Eutawville
- 678 Ridgeville
- 679 Huger
- 680 Acreage
- 681 Homes Sale Metro Area
- 683 Retirement Homes
- 684 Beyond Metro Area
- 685 Listings Wanted
- 686 Home Building
- 687 Real Estate Services
- 688 Real Estate Loans
- 689 Mortgages Bought
- 693 Buildings to be Moved
- 695 Miscellaneous Real Estate

Manufactured Homes

- 705 MH Wanted
- 709 Modular Homes
- 710 MH for Sale
- 715 MH for Rent
- 720 MH Sites/Parks for Rent
- 723 MH Sites/Parks for Sale
- 725 MH Products & Services
- 730 MH Movers



AD-1872150-1

500



Real Estate for Rent

- 505 - Wanted to Rent
- 507 - Room Wanted
- 510 - Share Rental
- 512 - Rooms for Rent
- 515 - Furniture Rental
- 520 - Property Management
- 525 - Furnished Apts. for Rent
- 530 - Unfurnished Apts. for Rent
- 535 - Townhouses/ Condos for Rent
- 540 - Furnished Homes for Rent
- 545 - Unfurnished Homes for Rent
- 548 - Retirement Homes for Rent
- 550 - Rooms for Rent
- 555 - Beach & Resort Rentals
- 560 - Vacation Rentals
- 563 - Beyond Metro Rentals
- 567 - Self Storage Space

512

Rooms for Rent

Dntn- Rooms For Rent
Utills. incld. \$95-\$150. wk.
Plus dep. 843-937-8600

530

Unfurnished Apartments for Rent

SUMMERVILLE newly renov, 2BR 1.5 BA, \$975 Avail Now (843)297-6259 or 843-296-5071

W. Ash, 1BR. Safe Area, doggy door & private yard \$800mo + \$800dep. H2O incl. No Sec 8. 843-873-9701

540

Furnished Homes for Rent



West Ash, 11 Wendy Lane. Beautiful large brick 3BR 2BA, finished room, over garage, large living/dining rm, large standing room w/ fireplace. Large screen-in deck. \$1475 per mth Ph. 843-556-6142

545

Unfurnished Homes for Rent

152 Maple St., Wagener Terrace 4 Bed/3.5 Bath \$3850 + Deposit, No pets. 843-442-6251 cuyler@appliancealestate.com

W. Ash 4Br 2Ba, FP, 1 Car Garage/Cul-de-sac. Great School District, No Sec 8. \$1700 mo + \$1700 sec dep. \$400 pet dep. 843-873-9701

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580



Commercial Real Estate

- 583 - Land
- 585 - Office
- 590 - Warehouse
- 593 - Retail
- 595 - Investment Property
- 598 - Commercial

593

Retail

G. Creek - Office/realtl high traffic area one block off hwy 52 directly behind Time2Sign Color Wash \$775 per month 843-556-6142

595

Investment Property

Just Listed



Sandhurst - \$363,000 3br 2ba 1787sf. Lovely Area 203K Loan Eligible! Matt Miller 843-970-0114 Carolina One

595

Investment Property

Just Listed



1077 Thomas Walters Rd \$330,000 7.63 Acres! Cabins! 10 RV Sites 20x30 Garage! Brandon Ray 843-499-1928 Carolina One

598

Commercial

5000sf Warehouse Space W/ a possible office space inside. Front/rear entrance N. Mt. Pleasant Hwy 17/41 843-224-9114

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The Post and Courier

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Real Estate Auctions

Advertise YOUR Real Estate Auction HERE!

641

Charleston Peninsula

Just Listed



69 Ashley Ave Unit B \$725,000 2br 2.5ba 1280sf. Updated Home in heart of dnt w/ 2 car garage Ken Keathley 843.364.4433 Carolina One

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651-1883740-1

641 Charleston Peninsula



35 Devereaux Ave.
Wagener Terrace, Waterfront!
3BR, 2.5BA, 2403sqft \$1,150,000
Michael Dew 843-870-7000
Sandlapper Group Agent Owned Realty



33 Kracke/Westside
\$435,000 4br 2ba 1426sf.
Live/work-in & invest.
Fenced w/storage shed
Renovated w/parking.
S Arrington 843.324.6165
Carolina One

Just Listed



14 Lockwood Dr 10-A
\$225,000 1br 1ba 508sf.
Ashley House
Stunning Views
Noah Moore 843-412-0263
Carolina One



North Central-79 Maple
\$590,000 3br 2.5ba 1508sf.
Nice Home/Hof Location
Move-in Ready
Dan M 843-478-9366
Carolina One



107 Saint Margaret St.
Wagener Terrace renovated
6 BR/3 BA, 2,885 sqft.
Price Reduced, \$749,000.
Michael Dew 843-870-7000
The Sandlapper Group

642 West Ashley



Arboretum
\$222,000 2br 2ba 1339sf.
H/Wd Flrs, open plan,
New HVAC & Sunroom
Matt Poole 843-830-0027
Carolina One

642 West Ashley



2301 Ardeer Drive
\$320,000 3br 2.5ba 1935sf.
Magnolia Bluff, Like new
Comm.dock on Ashley R
Suzy Torres 843-425-9451
Carolina One

Just Listed



CAROLINA BAY-1945 CLAY
\$475,000 3br 2.5ba 2398sf.
Open Floor Plan + Loft
2 Car Tandem Parking
Charlotte Bova 843.763.5765
Carolina One



176 Droos Way
\$265,000 4br 2ba 1575sf.
Fenced, Big Yard!
All One Level!
Matt Scarafille 452-4050
Carolina One



162 Evening Shade Dr
\$310,000 4br 3ba 1749sf.
One story w/bonus room
& full bath, 1/2 yard
Deb Carson 843-708-1951
Carolina One

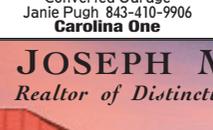
Just Listed



Shadowmoss
\$274,000 3br 2.5ba 1655sf.
On the Golf Course!
Well Taken Care of
Upgraded, 2 car garage
Jacqui Swain 843-295-9484
Carolina One



Grand Oaks Plantation
\$298,500 3br 2.5ba 1623sf.
380 Twelve Oak Dr
WDFIs, 2gar, Pond, Fen Yd
Jay Costa 843.729.8596
Carolina One



117 Larissa-Grand Oaks
\$300,000 3br 2.5ba 1963sf.
Screened Prch/Pond/View
Converted Garage
Janie Plugh 843-410-9906
Carolina One

642 West Ashley



Grand Oaks/The Landing
\$295,000 3br 2.5ba 1652sf.
Gorgeous Townhome
Private Backyard
Lots of Upgrades
Charla McDonald 843.343.1456
Carolina One

Just Listed



2841 Harvard Rd Drayton
\$300,000 3br 2.5ba 2042sf.
Ashley River Views
Investors or Renovate
to make your own!
Deb Carson 843-708-1951
Carolina One



1304 S Sherwood Drive
\$344,900 3br 1.5ba 1597sf.
Hardwoods/New Kitchen
Large Lot/Grill Location
Ryan Wilks 843-442-4020
Carolina One



21 Brockman Dr Unit A
\$229,900 2br 2ba 1180sf.
Marshfront, Comm Dock
End unit, new applianc
Jay Costa 843.729.8596
Carolina One

Just Listed



Shadowmoss
\$274,000 3br 2.5ba 1655sf.
On the Golf Course!
Well Taken Care of
Upgraded, 2 car garage
Jacqui Swain 843-295-9484
Carolina One



4712 Silver Oak Lane
\$729,000 5br 4ba 3990sf.
On the Golf Course!
Custom Home, loaded w/
special features.
Janet Newham 843-860-9672
Carolina One



126 Sea Cotton Circle
\$365,000 4br 2ba 1705sf.
Seaside Plantation
Renovated Kitchen
Scr-in Porch on Pond
Mark Durinsky 843-822-0846
Carolina One

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642 West Ashley



1822 Wallace Lane
\$325,000 3br 2ba 1296sf.
One Story, 2 Years Old
Upgrades & Open Fl Pla
Fenced Yard, No HOA
Lisa O'Keefe 843-442-4968
Carolina One

Just Listed

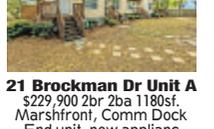


51688 Arlington Dr
\$125,000 2br 1ba 850sf.
Great Location!
Well Maintained!
Edward C Scarborough
843.709.1887
Carolina One

643 James Island



2393 Folly Rd Unit 2S
\$399,000 3br 3ba 1392sf.
Top floor condo sold
completely furnished
Bill Donovan 843-991-0146
Carolina One



714 FARM COTTAGE LANE
\$821,999 5br 4.5ba 4257sf.
HUGE 2018 BRICK HOME
Listed at \$193.50 FT!!
Near D'town Chas&Folly
Elton Culpepper 843.908.5757
Carolina One



2841 August Road
\$299,500 3br 3.5ba 1676sf.
Large Fenced Lot
Screened porch, trails
Ryan Tisdale 843.270.8515
Carolina One



126 Sea Cotton Circle
\$365,000 4br 2ba 1705sf.
Seaside Plantation
Renovated Kitchen
Scr-in Porch on Pond
Mark Durinsky 843-822-0846
Carolina One



126 Sea Cotton Circle
\$365,000 4br 2ba 1705sf.
Seaside Plantation
Renovated Kitchen
Scr-in Porch on Pond
Mark Durinsky 843-822-0846
Carolina One

643 James Island



1421 Telfair Way
\$225,000 2br 2ba 1,074sf.
Close to Downtown
minutes to Folly Beach
Upgraded Kitchen/ Bath
Miles Crosby 843-367-1863
Carolina One



1233 Telfair Way
\$148,000 1br 1ba 779sf.
Gated Comm./lots of
Amenities, screen porch
John 843-224-5936
Carolina One

644 Folly Beach



2914 Split Hickory Ct
\$330,000 3br 2ba 1853sf.
Cul-de-sac Lot
One Level w/ 2 car gar
Charles Holliday 345-6875
Carolina One



St. John's Lake
\$353,900 3br 2ba 1768sf.
1040 Pigeon Point
Single story,
Open concept floorplan
Lisa Geoffroy 843.260.3101
Carolina One



2841 August Road
\$299,500 3br 3.5ba 1676sf.
Large Fenced Lot
Screened porch, trails
Ryan Tisdale 843.270.8515
Carolina One



4226 Mariners Watch
\$349,000 1br 1ba 607sf.
Beautifully renovated
Steps to beach-Sunroom
Sold furnished
Dorothy M 843-670-2277
Carolina One



1980 Longcreek Road
3.5 Acres on Bohicket Creek
Deepwater Dock
High-End Guest Cottage
\$1,295,000 or \$2,295,000
w/Construction Package
Virtual Tour Available
Huger Sinkler, II
huger@hicharleston.com
843-412-3189
Holcombe, Fair & Lane



1980 Longcreek Road
3.5 Acres on Bohicket Creek
Deepwater Dock
High-End Guest Cottage
\$1,295,000 or \$2,295,000
w/Construction Package
Virtual Tour Available
Huger Sinkler, II
huger@hicharleston.com
843-412-3189
Holcombe, Fair & Lane

645 Johns Island



2700 Battle Trail Dr.
\$665,000 3br 2.5ba 3050sf.
Loaded Stonoview Home
With Woods Behind!Goto
www.BattleTrail.com!
William Stover-345.9109
Carolina One



2914 Split Hickory Ct
\$330,000 3br 2ba 1853sf.
Cul-de-sac Lot
One Level w/ 2 car gar
Charles Holliday 345-6875
Carolina One



St. John's Lake
\$353,900 3br 2ba 1768sf.
1040 Pigeon Point
Single story,
Open concept floorplan
Lisa Geoffroy 843.260.3101
Carolina One



646 Hollywood/Ravenel/Meggett



Stono Ferry
\$740,000 4br 3ba 3100sf.
Stately Brick Home
at 4910 Hideaway Point
Gorgeous Garden Oasis
Lisa Geoffroy 843.260.3101
Carolina One



647 Kiawah Island



649 Wadmalaw Island



1980 Longcreek Road
3.5 Acres on Bohicket Creek
Deepwater Dock
High-End Guest Cottage
\$1,295,000 or \$2,295,000
w/Construction Package
Virtual Tour Available
Huger Sinkler, II
huger@hicharleston.com
843-412-3189
Holcombe, Fair & Lane

1980 Longcreek Road
3.5 Acres on Bohicket Creek
Deepwater Dock
High-End Guest Cottage
\$1,295,000 or \$2,295,000
w/Construction Package
Virtual Tour Available
Huger Sinkler, II
huger@hicharleston.com
843-412-3189
Holcombe, Fair & Lane

649 Wadmalaw Island



Martins Point/1168 PB
\$2,250,000 4br 3.5ba 4,492sf.
Private, Luxurious Home
Deep Water Dock w/BL
C. McLean 843-609-4907
Carolina One



650 North Charleston



102 Monte Sano Drive
\$275,000 3br 2.5ba 2167sf.
Home office, full fence
Backs up to greenway
Janie Plugh 843-410-9906
Carolina One



4292 Club Course Drive
\$375,000 3br 3.5ba 2184sf.
1-story 3-car garage
w. golf course views
M. Costanzo 843-412-1973
Carolina One



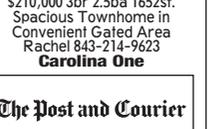
Coosaw Creek Ctry Club
\$390,000 3br 3ba 2832sf.
1.5 Stry, Mstr Dwn
.56 ac wooded lot
M. Costanzo 843-412-1973
Carolina One



Park Circle
\$299,000 3br 1ba 1285sf.
One story gem
hardwood floors
New roof, great garden
Ann Ailstock 843.729.0263
Carolina One



647 Kiawah Island



649 Wadmalaw Island

649 Wadmalaw Island

651 Hanahan



203 Hanahan Plntn Cir
\$285,000 4br 2.5ba 1736sf.
Well cared for and
updated home!
Lauren Zurilla 843-991-9149
Carolina One



102 Monte Sano Drive
\$275,000 3br 2.5ba 2167sf.
Home office, full fence
Backs up to greenway
Janie Plugh 843-410-9906
Carolina One



1246 Springhill Rd
\$365,000 3br 2ba 2400sf.
Double Front Porches
Dual Mstr. Fenced Yard
Michael Fox 843-532-6441
Carolina One



Tanner Plantation
\$415,000 5br 3ba 2738sf.
Mossy Creek subsection
Private fenced yard
Deborah Wooten 442-6876
Carolina One



107 Saint Margaret St.
Wagener Terrace renovated
6 BR/3 BA, 2,885 sqft.
Price Reduced, \$749,000.
Michael Dew 843-870-7000
The Sandlapper Group



Tanner/Ibis Glade
\$280,000 3br 2.5ba 1404sf.
Gorgeous Remodel,pond
lot w/priv inc. Anna
Cusick/Murchison 843.442.7773
Carolina One



652 Goose Creek



141 Belleplaine Dr
\$325,000 4br 2.5ba 2500sf.
Crowfield Gibbes For.
Open Living space
Clay Cunningham 345-4647
Carolina One

141 Belleplaine Dr
\$325,000 4br 2.5ba 2500sf.
Crowfield Gibbes For.
Open Living space
Clay Cunningham 345-4647
Carolina One

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652
Goose Creek

Just Listed



119 Holbrook Ln, GC
\$340,000 4br 2.5ba 2550sf.
Beautiful htm, new AC,
new roof, SS Appl,
Herb Bodison 843.324.2894
Carolina One

Just Listed



108 McKelvey Pl
\$415,000 4br 2.5ba 3,077sf.
4 Car Garage on 2 Lots
500+ sqft ADU
Abigail Newton 843.568.5095
Carolina One



116 Queensbury Cir.
\$339,987 4br 2.5ba 2357sf.
Wrap around porch
Privacy Fence Lrg Lot
Michael Fox 843-532-6441
Carolina One



Stratford 103 Brighton
\$395,000 5br 2.5ba 3154sf.
Renovated, Granite Kit
DblOven,Updtd Mstr ba
Joseph O'Saben 843.566.2881
Carolina One

653
Ladson



5545 Crescent View Drv
\$400,000 4br 3.5ba 2433sf.
Wonderful Home located
In Cedar Grove
Christopher Wessel 695.7042
Carolina One

Just Listed



3351 Miller Dr, Ladson
\$750,000 5br 4ba 4400sf.
All brick; private
setting, 4.62 acres
Herb Bodison 843.324.2894
Carolina One



1203 N.University Dr.
\$200,000 3br 2.5ba 1396sf.
Open Concept,Patio
Master Down
Michael Fox 532-6441
Carolina One

654
Summerville



229 Calm Water Way
\$379,987 5br 3.5ba 2986sf.
Private/ Wooded Lot
Granite Counter Tops
Michael Fox 532-6441
Carolina One



Cane Bay-377 Decatur
\$355,000 4br 3.5ba 3099sf.
Lovely one-story home
Open plan w/nice yard.
Gay Hartmann 843-607-3400
Carolina One



645 Gahagan Rd
\$565,000 Summerville
Five acres
Develop or Investment
Tommy Lovett 843-442-1276
Carolina One



680 Grassy Hill Rd
\$325,000 4br 2ba 2821sf.
Cul-De-Sac,30ftX10ft
Screened Enclosure,Spa
Nickole 843-330-4136
Carolina One



602 Kilarney Road
\$360,000 5br 3.5ba 3100sf.
MBR downst,Kitchen has
lg Island,DR,LrWFP
Angelika 843-442-7721
Carolina One

Just Listed



N Heyward/Wescott
\$310,000 3br 2ba 2277sf.
One Story updatead
Study,gas fireplace
Donna 843-814-2516
Carolina One

Just Listed



248 Ribbon Road
\$450,000 3br 3.5ba 3533sf.
The Ponds Community w/
Mother in Law Suite
Kim Greco 843-810-8711
Carolina One

654
Summerville

Just Listed



Salisbury Acres / 111
\$400,000 4br 4.5ba 3,433sf.
Ayers Cir. True FROG &
workshop! Located on
.44 acre lot + NO HOA!
Dan Pape 843-870-4539
Carolina One



226 Scotch Range Rd
\$565,000 3br 2.5ba 3400sf.
Custom home, with no
HOA! Don't miss out.
Chad Loudin 843-872-1773
Carolina One



139 Sea Lavender Lane
\$250,000 2br 2ba 1385sf.
Open Concept,Wood flrs
Wooded Lot,Patio
Michael Fox 843-532-6441
Carolina One



134 Shepard St
\$155,000, historic district, .88
acres, surveyed, no
flood, 100W'x 448'D,
utilities available
Fernando 843.377.7314
Carolina One



112 Sweetbriar Rd
\$259,000 3br 2.5ba 1606sf.
3 bd 2.5 bth 1606 sqft
Quail Arbor V
Sharon Hymmer 843.864.3330
Carolina One



106 Toutant Court
\$222,000 3br 2ba 1190sf.
Well Maintained
Updated, On Cul-De-Sac
Andrew Paugh 843.364.5582
Carolina One

655
Moncks Corner



517 English Oak Cir.
\$275,000 4br 2.5ba 2641sf.
Private/ Wooded Lot
Open concept, fnc Yard
Michael Fox 532-6441
Carolina One

655
Moncks Corner



FOX BANK
133 WOODBROOK
\$305,000 5br 2.5ba 3207sf.
beautiful open concept
large backyard
Marlea F. 843-259-2596
Carolina One



103 Red Leaf Blvd
\$269,987 3br 2ba 1904sf.
Open Concept,Granite
Covered Patio
Michael Fox 843-532-6441
Carolina One



411 Stonefield Circle
\$399,900 5br 3.5ba 3158sf.
WOW! Gorgeous home
Custom upgrades
Brian DeWeese 317.439.3878
Carolina One

656
Mount Pleasant



2040 Ashburton Way
\$1,395,000 3br 3.5ba 4,147sf.
Deep Water, Boat Dock
Gorgeous Waterviews
Stu DeVault 843-754-1769
Carolina One

Just Listed



3575 Backshore Drive
\$535,000 3br 2.5ba 2185sf.
Relax you're home
Gorgeous open plan
Ann Evans 843-452-4605
Carolina One



Bay View Acres
\$475,000 3br 2ba 1753sf.
Great location!
LR/DR vaulted ceiling.
Possible 4th bedroom.
Mary Molony 843-478-8460
Carolina One



Dunes West
\$370,000 3br 3.5ba 2785sf.
behind the gates at DW
HW floors,lg kitchen
Linda E H 843.729.8718
Carolina One

656
Mount Pleasant

Just Listed



Belle Hall Plantation
\$575,000 5br 3.5ba 2966sf.
Dual masters, culdesac
screen porch, hwdw flr
Marcia Wray 843.200.2199
Carolina One



1467 Cardinal Hill Dr
\$385,000 Incredible marsh
views
Design your home on
tidal waterfront lot
Bob Crawford 843-860-8008
Carolina One



Darrell Creek S/D!!
\$639,000 4br 3ba 2,387sf.
Decks,Patios,Porches!
Fabulous Home/Huge Lot
It's Time For Space!!
Barbara 843-906-5404
Carolina One



2854 Dragonfly Circle
\$599,000 3br 3.5ba 2893sf.
Amazing upgrades, pond
lot, Dunes West, Dock,
Golf, Swim, Full amen.
Renee Meyer 843-991-0007
Carolina One



Masonborough
Park West
\$825,000 4br 3ba 3616sf.
.38 acre lot, cypress
flrs, custom features!
Marcia Wray 843.200.2199
Carolina One



Dunes West
The Harbour
\$675,000 5br 5ba 3262sf.
Immac,hrd wood,Quartz
indoor,outdoor living
at its best!
J. Acsell 843-224-9589
Carolina One



128 Fair Sailing Rd
\$315,000 3br 2.5ba 2235sf.
Open Floor Plan
Screen Porch/Fireplace
Troy Phillips 296-7403
Carolina One

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656
Mount Pleasant



2029 Grey Marsh Rd
\$495,900 4br 4ba 3665sf.
Park West
3 story TH w elevator
Clay Cunningham 345-4647
Carolina One



Hobcaw Point
\$1,225,000 4br 3.5ba 2615sf.
Molasses Creek w/dock!
Updated. Screen porch.
Mary Molony 843-478-8460
Carolina One



3183 Linksland Road
\$520,000 4br 2.5ba 2477sf.
Beautifully updated
in Charleston National
K Schalmeyer 843.697.7370
Carolina One



15 Longmarsh Road
\$449,000 Sewee Preserve
Build Your Dream Home
Stunning Views
Noah Moore 843-412-0263
Carolina One



948 Pitt Street
\$1,900,000 4br 2ba 3112sf.
Old Village Beauty
Gorgeous Custom Home
Ann Evans 843-452-4605
Carolina One



347 Plantation View Ln
\$900,000 4br 2ba 2ba 3200sf.
Gorgeous Sanctuary
w/Pool & Marsh Views!
Caitlin 843.789.9820
Carolina One



1616 Oakhurst Drive
\$565,000 4br 3ba 2750sf.
On 22 Acre Lake! Goto
www.1616Oakhurst.com!
William Stover-345.9109
Carolina One



2409 Old Georgetown
Road
\$872,500 3br 2.5ba 2714sf.
Luxury Living
Lush Yard/Impeccable
Kathy Ware 843-838-3804
Carolina One

656
Mount Pleasant



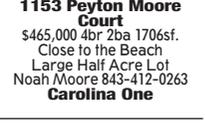
OPEN HOUSE Sat-Sun 2-5PM
1551 Ben Sawyer Blvd.
SEA-ISLAND COTTAGE
#25- 3/2 Bed/Ba:
15,000 Upgrade Allowance.
CALL 843-906-5504



1917 Palmetto Isle Dr.
\$475,000 4br 3ba 2,532sf.
Main Level Living
Gorgeous Open Concept
Stu DeVault 843-754-1769
Carolina One



1153 Peyton Moore
Court
\$465,000 4br 2ba 1706sf.
Close to the Beach
Large Half Acre Lot
Noah Moore 843-412-0263
Carolina One



285 S Plaza Ct
\$3,500,000 3br 3.5ba 4047sf.
Posh Penthouse
Best views in Chas
Jonnie 843.270.4452
Carolina One



712 Preservation Place
\$625,000 4br 2.5ba 2,321sf.
Hamlet Sq,central loca-
tion,hardwoods,fenced
B.V.Messervy 843-452-3630
Carolina One



1625 Prince Edward St
\$449,000 3br 2.5ba 1834sf.
Wonderful Upgrades
Built in 2019
Noah Moore 843-412-0263
Carolina One

656
Mount Pleasant



Renee A. Meyer
Carolina One
843-991-0007
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Buy, Sell, Invest Call for
Property tour or Valuation!



340 Rice Bay Drive
\$475,000 4br 3ba 2152sf.
Renovated Home
In Belle Hall
Irina Borydn 843.714.3806
Carolina One



2918 River Vista Way
\$1,450,000 4br 4ba 3,091sf.
Dunes West
Deep Water Dock
Gregg Fesler 843.797.0000
Carolina One



2912 Riverwood Drive
\$640,000 5br 4ba 4036sf.
Low Country Style!
Hwdw Flrs, M/L Suite!
Over \$80k in upgrades!
Tracey Eco 843-597-4282
Carolina One



285 S Plaza Ct
\$3,500,000 3br 3.5ba 4047sf.
Posh Penthouse
Best views in Chas
Jonnie 843.270.4452
Carolina One



Simmons Pointe
\$589,000 2br 2ba 1405sf.
We've got your view!
Updated-Stellar views
Alicia Mendicino 843.729.1408
Carolina One



Simmons Pointe
\$1,100,000 3br 2ba 1908sf.
Stunning Penthouse w/
exquisite renovation,
Gorgeous water views
Suzie Smith 843.475.0511
Carolina One

656
Mount Pleasant

Just Listed



1022 Sunnybrook Dr.
\$469,000 3br 2ba 1860sf.
3 Bd, 2 Ba, w/pool
1.9 Acres / Chisolm Gr.
Deb Rogers 843-990-2915
Carolina One

Just Listed



The Meridian Condos
\$222,000 3br 2ba 1329sf.
New Appliances & paint
scr p, pond, 1st floor
Gay Slough 843.452.9708
Carolina One

Just Listed



2932 Thornrose Lane
\$489,000 5br 3.5ba 3100sf.
Updated & Great Floor
Plan - Planters Pointe
Kristin Schatmeyer 697.7370
Carolina One

Just Listed



Tupelo Plantation
\$459,000 5br 4ba 2567sf.
5 bdrm + Loft, Wooded yd
3754 Tupelo Church Ln
Cathy 843.259.1350
Carolina One

Just Listed



1732 W Canning Drive
\$682,222 5br 4ba 3414sf.
Custom Built
Room for Pool
Marian Kilpatrick 843.633.1164
Carolina One

Just Listed



1629 Ware Bottom Lane
4BR, 3.5BA, detached garage
w/FROG, \$564,900.
Don Davidson 843.514.0615
Carolina Elite Real Estate

Just Listed



\$15K ALLOWANCE TO UPGRADE
Pristine 3/2 sea-island cottage w/ shiny hardwood floors, skylights, and Chas. porch. 843-769-0462 LOIS

656
Mount Pleasant



\$15K ALLOWANCE TO UPGRADE
Near Sullivan's Is. Enjoy luxury living @ its best: pool, clubhouse, tennis, and crab dock 843-769-0462

658
Isle of Palms



\$15K ALLOWANCE TO UPGRADE
IMAGINE Gated Simmons Pointe near beaches, shopping, and med care, no outdoor upkeep 655K 843-769-0462

Just Listed



816/814 Palm Blvd
\$1,250,000 2 lots side by side
Great Investment \$\$\$
Close to Beach Access
Close 2 Beach Amenities
Steve Wise 843.830.0070
Carolina One

7600 Palmetto Dr D-124
\$55,000 3br 3ba 1250sf.
Oh but you can have Oceanfront at fraction of cost!! 13 wks year!
Renee Meyer 843-991-0007
Carolina One

9 Yacht Harbor Court
\$895,000 4br 3ba 2220sf.
Gorgeous like new, w/ easy Wild Dunes and Beach access! Gated!
Renee Meyer 843-991-0007
Carolina One

402 Yacht Harbor
\$75,000 2br 2ba 1263sf.
Enjoy like you own it all! Pay a fraction of cost!! 13 wks year!
Renee Meyer 843-991-0007
Carolina One

Just Listed



10 27th Ave, IOP
\$750,000 3br 2ba 1,700sf.
Walk to the beach
Beautiful Upgrades
Stu DeVault 843-754-1769
Carolina One

659
Daniel Island

Just Listed



202 Foundry Street
\$1,400,000 4br 3.5ba 3,395sf.
Daniel Island Park
With Private Pool
Community Dock
Paige Rhodes 843.830.3281
Carolina One

443 Lesesne Street
\$2,250,000 4br 4.5ba 4609sf.
Marshview/5+ car garage
Elevator/Dual/Masters
Paige Rhodes 843-830-3281
Carolina One

200 River Landing F105
Luxurious 2BR/2BA, 1659 sqft Condo. Garage, high ceilings, hardwood floors \$425,000
Michael Dew 843-870-7000
The Sandlapper Group

200 River Landing Dr
\$379,000 2br 2.5ba 1430sf.
Unit 105 A private ent open fl plan 2 stories
Courtney M. 843-608-1046
Carolina One

27 ACRES DUPRE RD
9-Acre Upland Impoundment Irrigation & Power Pad Site for Dwelling \$450,000
Huger Sinkler, II
Call 843-412-3189
Holcombe, Fair & Lane

951 Pinckney St
\$60,000 0.47 Acre Lot
Historic District MCVL
Large Magnolia Tree
Molly Phillips 843.817.3925
Carolina One

662
Walterboro/ Colleton County

Just Listed



398 Huckleberry Hill Ln
\$325,000 2br 2ba 848sf.
EDISTO RIVER Cottage with 568 Ft Frontage
7.75 ACRES - Hunting!!
Elton Culpepper 843.908.5757
Carolina One

664
Edisto Island



Architectural Gem
\$688,850 3br 3.5ba 2909sf.
Tidal Creek Snowplace
Never ending marsh/crk views, Gorgeous Prop!
Jim Kempson 843.509.6890
Carolina One

Creeksfront/Oceanfront
\$798,000 5br 4.5ba 2880sf.
Fabulous custom built beauty with dock!!
Jim Kempson 854-509-6890
Carolina One

Deepwater Acreage
\$445,000 14.3 acres on Shingle Creek, Live Oaks, Dock & Septic Permits. VERY RARE!!
Jim Kempson 843.509.6890
Carolina One

Oceanfront Masterpiece
\$3,945,000 5br 8ba 10,712sf.
Custom Evrything on pvt pt. w/ views for miles.
NOTHING ELSE COMPARES!
Jim Kempson 843.509.6890
Carolina One

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664
Edisto Island



Oceanview Homesite
\$234,000 Lot with private dock & pierhead in small gated community
Al McCormack 843-209-4540
Carolina One

Just Listed



8834 Palmetto Road
\$572,000 3br 5ba 2962sf.
Stunning Custom Built Gourmet Kitchen
Lots of amenities
Steve Wise 843.830.0070
Carolina One

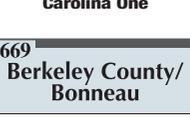
Timeless Beauty
\$3,200,000 4br 2ba 5622sf.
Main House Circa 1834, Guesthouse, Stables, Liv. Oaks, 200ac MUST SEE!!
Jim Kempson 843.509.6890
Carolina One

666
Waterfront Property



Tidal Creeksfront/Dock
\$349,000 Estate Lot Big Views
Gated Golf Community Low HOA - Pawleys Is!
K. Minson 843-697-2970
Carolina One

669
Berkeley County/ Bonneau



Pinopolis Country Home
\$480,000 3br 3.5ba 3485sf.
10Ac w/2 stocked ponds
Sep apartment/workshop
Larry Long 843.729.6048
Carolina One

672
Hunting Land

187 acre hunting tract
in Dorchester Co. near Woodlands High School & next to Brosnan Forest property. Planted pine & hardwood woodlands, excellent deer & turkey habitat. \$650,000.
Lynn Dantzier 843-343-4089
Plantation Services

678
Ridgeville



Lots in Three Sisters
\$188,635 5 lots for sale, sizes are 26.13, 10.09, 9.9, 9.99 and 7.1 acres
Nickole 843-330-4136
Carolina One

679
Huger



529 Camber Rd
\$529,000 5br 4ba 3475sf.
Bridges at 7 Lakes
A Must See
Clay Cunningham 345-4647
Carolina One

680
Acreage



4 ac in Cottageville with fixer upper Double wide. 30 ac Eatutaville. Owner financing, no credit
Call Craig 803-854-71

308 acres in Berkeley Cnty
within 1 hr of Chas. True turn key place with 3,600 sqft lodge, pole barns, food plots, dove fields, fishing ponds and mature timber throughout.
This is a MUST SEE!!!
Freddy St. Laurent 843.330.6517
AgentOwned Realty

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680
Acreage



80 Acres McClellanville
6-Bd Solar Lodge, Pond, Fields, Deer & Turkey Conservation Easement
Offered at \$1,295,000
Huger Sinkler, II
Call 843-412-3189
Holcombe, Fair & Lane

Awendaw 73 acres
located off Guerins Bridge Rd
Once in a lifetime to own acreage on the water, with private saltwater pond and the Frances Marion Forest as your neighbor. The property is mostly wooded with beautiful views for miles.
This is a must see!!
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Beat This! 1 acre \$300 down /\$187 mo. Close to the lake. Also 30 acre with pond. 30 mins from Summerville. Call 803-971-0181

Great location in Williamsburg Cnty
close to Chas. 264 acres has everything one would want. Three ag fields (70 acres total), mixture of hardwoods and pines, stock pond, electricity and small cabin. Plenty of Wildlife!
Freddy St. Laurent 843.330.6517
AgentOwned Realty

1 Highway 165
31 Acres Highland On Flounder Lake \$750,000

0 Highway 165
24 Acres Highland On Waring Creek Sunset Views \$725,000

Huger Sinkler, II
huger@hfcharleston.com
Call 843-412-3189
Holcombe, Fair & Lane

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700



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10 WAYS TO STAGE YOUR HOME FOR SHOWINGS



1 ADD FLOWERS

Put fresh flowers in main rooms for a touch of color.

2 FRESHEN UP

Add a new shower curtain, fresh towels and new guest soaps to every bath.

3 MAKE IT SMELL LIKE HOME

Set out potpourri or fresh baked goods.

4 SET THE TABLE

Set the table with pretty dishes and candles.

5 CHANGE THE ENTRANCE

Buy a fresh doormat with a clever saying.

6 CREATE SPACE

Take one or two major pieces of furniture out of every room to create a sense of spaciousness.

7 CLEAR THE COUNTERS

Put away kitchen appliances and personal bathroom items to give the illusion of more counter space.

8 DRESS UP THE FIREPLACE

Lay a fire in the fireplace or put a basket of flowers there if it's not in use.

9 DEPERSONALIZE

Depersonalize the rooms by putting away family photos, mementos and distinctive artwork.

10 WATER THE LAWN

Turn on the sprinklers for 30 minutes to make the lawn sparkle.

Courtesy of the National Association of REALTORS



For more information, advice and help selling your home contact a REALTOR or log on to www.CharlestonRealtors.com



Open House Preview

OPEN HOUSE West Ashley

380 Twelve Oak Dr. 29414
Open Today 11-2 \$298,500
3bd / 2.5ba 1,623 sqft.
Frplace, Scr back porch
Phil Pedone 843-737-1740
Carolina One

OPEN HOUSE James Island

905 Godber Street
Open Today 12-2 \$389,675
3br/2ba/1,395 Sq
Irg./lot/hrdw/tils./frp
C. Bradford 843-301-6348
Carolina One

OPEN HOUSE Hollywood, Ravenel, Meggett

4841 8th Tee Drive
Open Today 10-3 \$396,842
Stunning Home
Gated Golf Community
M Moorer 843-409-1581
Carolina One

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OPEN HOUSE Kiawah Island



121 Halona Lane
5BR/5.5BA,
Marshfront with pool
Saturday 9/5, 12-2PM
BJ D'Elia 917.774.4311
Daniel Ravenel SIR

OPEN HOUSE North Charleston

4200 Buck Creek Coosaw
Open Today 11-1 \$375,000
3Bd/3Ba;1st Floor Master
Open floor;irg priv lot
Cheri Garland 843.607.1581
Carolina One



5545 Crescent View Drive
Open Today 11-1 \$400,000
4 bdm
3.5 Bath
Chris Wessel 843.695.7042
Carolina One

OPEN HOUSE North Charleston



Open Saturday 11-2 5272 E. Dolphin St
3BR, 3BA, 2026 sqft
Donald Russell 843.478.5015
Chucktown Homes

OPEN HOUSE Hanahan



Waterfront with boat sl
Open Today 2-4 \$337,900
2000 sqft elevator op
Lux Dominionvillage.net
Jimmy Brown 843.670.5704
Carolina One

OPEN HOUSE Goose Creek

118 Brockman Way
Open Today 12-3 \$165,000
2bd, 2.5ba, 1479sq/ft
Yr.2004,sunroom,loft
Nonah G 843.330.3338
Carolina One

OPEN HOUSE Summerville

216 Alpine Rd Buckshire
Open Today 10-1 \$295,000
2 story, 3 bed,
2.5 bath/wood lot
Jodi P 843-790-4968
Carolina One



Cresswind Charleston 4054 Aspera Drive
\$429,685, 2 BR 2 BA, 2-car Gar
CresswindCharleston.com
Fri & Sat 10-6, Sun 12-6
843-832-6100 KolterHomes

104 Hanging Moss Rd
Open Today 11-1 \$375,000
Beautiful two-story
5 Bed, 3 Bathroom
Lincoln 843-900-6834
Carolina One

602 Kilarney Road
Open Today 2-4 \$360,000
5BR, 3.5BA, LRwFP, DR, MBR
down, Kitchen&Island, SSA
Angelika 843-442-7721
Carolina One

Saturday & Sunday 1-3p 251 Saxony Loop, Cane Bay, 5BR 3.5BA 3 car garage
Margie Dudley 843.830.1825
Luis Rosario 843.817.2254
BHSSCRE Stabenau Group

OPEN HOUSE Summerville



Open House Saturday, Sept 5 from 11-6. Raffle for Gift cards to various Summerville Eateries 236 Oak View Way in The Ponds. 5BR 4BA, 2890 sqft. MLS #20023756
Lisa and Mark Mitchell, 843-864-4601 lmitchell@dunesproperties.com
Dunes Properties



382 Whispering Breeze
Open Today 1-4 \$469,000
6 bd/4.5ba
Has Pool—Hammocks
S. Johnson 843-212-6899
Carolina One

OPEN HOUSE Moncks Corner

103 Red Leaf Blvd
Open Today 1-3 \$269,987
Open Concept, Lrg Patio
Granite Counter-tops
Luis Rosario 843.817.2254
Carolina One

OPEN HOUSE Mount Pleasant



1203 Appling Drive
Open Today 10-12 \$545,000
3BR/2.5BA + Dining/Office
Watermark, Must See!!!
Molly Ramey 224-6294
Carolina One



Dunes West!! 4113 CVH
Open Today 2-4 \$850,000
Colonel Vanderhorst Cir
5 Bed; 3.5 Bath
/Matt 843-865-0091
Carolina One



1725 James Basford Pl
Open Today 12-3 \$624,500
5 Bd, 3.5 Ba, Dual Mstr
Wheatstone / Park West
Deb Rogers 843-990-2915
Carolina One

OPEN HOUSE Mount Pleasant

2576 John Boone Court
Open Today 11-2 \$700,000
5BR, 4.5BA, new roof,
doubleporch, brick
Andrea Thomas 843.981.9090
Carolina One



OPEN SUNDAY 1-4 1629 Ware Bottom Lane
4 bedroom, 3.5 baths, 1850 sf
\$560,000
Don Davidson 843.514.0615
Carolina Elite Real Estate



347 Plantation View Ln
Open Today 12-3 \$890,000
Marsh Front Oasis!
1.1ac w/Pool & Hot Tub!
Caitlin 843-789-9820
Carolina One



712 Preservation Place
Open Today 11-1 \$625,000
4 Bedrooms; 2.5 Bath
Turnkey!
Matt 843-865-0091
Carolina One

2720 Sarazan Drive/RCC
Open Today 2-4 \$455,000
3br/2ba/Open/Bright;
NEW PRICE; 1st Open Hse
K. Wilkinson 843-518-8118
Carolina One



1732 W Canning Dr
Open Today 1-3 \$682,000
Custom 5 bds/4 bns
Corner Lot Room fr Pool
Marian K. 843-633-1164
Carolina One

2068 Welsh Pony Drive
Open Today 2-4 \$475,000
Carolina Park-Tupele
Upgraded 4bdm/2.5 bath
Geoff Blome 843.822.0074
Carolina One

OPEN HOUSE Daniel Island



Sat & Sun 11AM-1PM 1700 Doldridge St, 5BR
4BA/2 half BA, 3461sqft
1BR detached FROG \$774,500
Donna Landry 225-921-2111
Coldwell Banker
Residential Brokerage

OPEN HOUSE Clements Ferry



316 Coki Amalie Ct
Open Today 12-2 \$639,000
Simply Beautiful!
4 bedroom/3 bath/2386sf
Brian D 317-439-3878
Carolina One

OPEN HOUSE Waterfront Property



NORTH MT PLEASANT OPEN 11a-3p SAT & SUN 4033 LONGMARSH RD, SEWEE PRESERVE,
New waterfront construction,
3774 SF, 4BR, 3.5BA, 2.75
acre lot, MLS# 19030877
\$1,595,000. Call 843-345-6100.
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<p>Goose Creek</p>  <p>141 Belleplaine Drive MLS# 20023250 \$319,000 - 4BR/2.5BA Clay Cunningham (843) 345-4647</p>	<p>Hollywood</p>  <p>4910 Hideaway Pointe MLS# 20024038 \$740,000 - 4BR/3BA Lisa Geoffroy (843) 260-3101</p>	<p>James Island</p>  <p>905 Godber Street MLS# 20023960 \$389,675 - 3BR/2BA Matthew Poole (843) 830-0027</p>	<p>James Island</p>  <p>21 Brockman Drive MLS# 20023278 \$229,900 - 2BR/2BA Jay Costa (843) 729-8596</p>	<p>Johns Island</p>  <p>2700 Battle Trail Drive MLS# 20021464 \$665,000 - 3BR/2.5BA William Stover (843) 345-9109</p>	<p>Johns Island</p>  <p>1022 Sunnybrook Drive MLS# 20023329 \$469,000 - 3BR/2BA Deborah Rogers (843) 990-2915</p>	<p>Johns Island</p>  <p>60 Fenwick Hall Allee MLS# 20023235 \$160,000 - 1BR/1BA Trish Bender (843) 276-1618</p>	<p>Moncks Corner</p>  <p>411 Stonefield Circle MLS# 20023726 \$399,900 - 5BR/3.5BA Brian DeVeesse (317) 439-3878</p>
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