



# EVERETT PRESSON'S

R E A L E S T A T E N E W S

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## Everett Presson's Real Estate News

Hot! Hot! Houses are selling on Sullivan's Island and I am selling them. The market activity has picked up significantly. In the first quarter of the year I have had 23 transactions for over 3.6 million dollars. I am very excited for both my clients and me. My marketing systems which I am constantly improving are working and the proof is in the results. No one living or dead has sold as much real estate on Sullivan's Island as I have. We are going to have an excellent season this year. So, if you have ever thought about selling call me today.

Springtime on Sullivan's Island is probably as close as I will ever get to heaven. The days have been glorious, the sunsets spectacular and the nights very romantic. I love this place!

Everyone on the Island is in a good mood. I have even been working in the yard which is a new thing for me. Futile attempts have been made before but hopes have never been higher. Abide a While planted the pansies and some shrubs which look great. I have planted some wild flowers and a vegetable garden using the square foot method in which everything is planted in a four foot square plot. According to this book that I have, this method is supposed to be great. Every year before that I have tried to grow tomatoes, they got blossom end rot which sounds awful. Anyway I am trying to make the yard look as it did when Mrs. Rudnick owned the house. Plus I am trying for "yard of the month." So maybe the ladies in the garden club will come by to take a look.

## Market News

There are currently 42 homes for sale on the Island priced from \$67,500 to \$1,100,000 with an average price of \$414,150. In the past 12 months there have been 26 sales ranging from \$58,800 to \$700,000. In the preceding 12 months there were 20 sales ranging from \$60,000 to \$730,000.

Remember, no living person has sold more real estate on Sullivan's Island than me. So, if you are thinking of selling why not use the best?

## A Bit of History

I had good response to my plea for help with my bits of history. Hal Coste sent some interesting information from his Grandfather, V.O. Coste's Real Estate and Insurance Co.

The phone number then was simply 8505.

I have a statement dated January 15, 1943 to Mrs. Rosa Pazant for the collection of rent and a few repairs. How times have changed. The rent collected from Mrs. Callie Rodgers was \$24.00 for two months. The commission was \$2.40. See 10% and I only charge 6%. Coste had a note on the statement that the windows had been in very bad condition for some time so he had them repaired. He had 15 window panes or "lights" as they are called for a total of \$2.18. The labor to put them in was \$1.50 for a total of \$3.68. On two other statements dated September 1940, and for the year of 1937 there were charges for an insurance policy of \$5.45, 140 board feet of rough lumber at \$2.00, one pair of used sashes for \$1.75 & one toilet for \$5.00. Now that was when a dollar was a dollar!

So thanks to Hal Coste for this "bit of history" and I am sending Hal a check for \$25.00 or two months rent with change back in those days.



824 Johnnie Dodds Boulevard  
Mt. Pleasant, South Carolina  
29464

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## Current Island Listings

3 Conquest Ave. This is a great waterfront property with a small home that needs cosmetic work. The views of the waterway and the harbor are terrific and the dock is in place. There has been much interest in this property and it is priced at \$439,000.

2014 I'on Ave. This is one of the most comfortable homes on the Island. I know because I used to live in it. The current owners, Cammie and Billy Camp have done a wonderful job renovating the home. It has hardwood floors in all rooms but the den and the kitchen which have beautiful mexican tile floors. The rooms are spacious and the kitchen is new. This home is well priced at \$239,000.

2430 I'on Ave. This is a great second row beach house, perfect for summer vacations. The home features a large living area which opens onto a deck and screened porch. There are 4 bedrooms and three baths. Downstairs is a large playroom with ping pong table. If you know anyone looking for the perfect beach house, get them to call me. \$550,000.

1219 Cove Ave. This home sits quietly at the end of Cove Ave. and has wonderful views of the waterway. Hardwood floors and a wonderful wrap around sun porch. Perfect for the person looking for peaceful living.

1412 Thompson Ave. This is an adorable cottage on Cove Inlet with a dock. Perfect for the boating enthusiastic Great view from the family room and screened porch. If you know anyone that wants to live on the water, get them to call about this one. \$329,000.

If you know anyone that might be interested in one of these houses, please give me a call. Don't forget that if you send me a referral you get "Everett's Dream Dinner for Two" at either Station 22 or Magnolias.

## Eliza News

Eliza has just turned nine years old. Some of you may remember the pink edition of my newsletter when Eliza was born. Time is flying by. Eliza is doing great with her piano. She just won two awards from the Charleston Federation of Music teachers. I am so proud of her. I recently had this beautiful portrait done of her. The artist is Jane Hagy in Mount Pleasant and she did a wonderful job. If you want one of your childrens pictures painted, call Jane. Eliza is finishing 3rd grade at Sullivans and Mrs. Lee has done a terrific job. We are so lucky to have this school on the Island. I wish we could have a middle and High school too.

Thanks again to each of you who have helped me along in my business. When you have been at this as long as I have the competition is always after you. However, the competition keeps me sharp and I am glad they are around except when they get a listing on Sullivans. So remember, no one living or dead has sold more real estate on Sullivans Island than Everett Presson.