



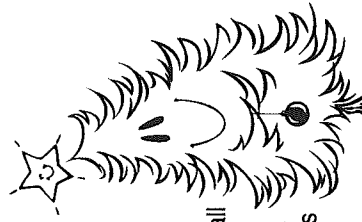
EVERETT PRESSON'S

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

Broker Associate - RE/MAX® Realty Services, Inc.



824 Johnnie Dodds Blvd., Mount Pleasant, SC 29464
Home Phone • (803) 883-3967
Office • (803) 881-9925



Everett Presson's Real Estate News

Happy Holidays to each of you. This is the time of year that we are reminded to give thanks for all that we have. We who live on Sullivan's Island especially and all of us who live in the United States are blessed simply because of where we live and the opportunities given us to pursue a quality lifestyle. I want to thank you for your help over the years and for the comments about this newsletter. It is fun to do and I thank you for reading it.

This time of year, there are two types of people in the world, those who live on Sullivan's Island and those who wish they did. I use to think summer was the best time of year, but that was when I was a teacher and didn't work in the summer. Now I love the fall. If you have to work and wear clothes, fall is better. The sky is bright and the ocean looks fresh. It's oyster time and if you go fishing chances are pretty good that you will catch a trout. If you are lucky enough to go with someone like Charlie Moore or Champ Smith they can show you the new way to catch bass. As I understand it you actually hunt the fish down and throw the hook at the fish's mouth. I am going to hire Champ to take me out and show me this hunt and cast method. I'll let you know how it works. I wonder why it took us this long to figure out this method of fishing. I understand they started doing it in Florida first.

Market Information

There are currently 31 single family houses for sale on the island. They range in price from \$199,000 for a lovely home on Thompson Ave. to \$1,200,000 for a house on the front beach at Station 22. Maybe this will be the first Million Dollar sale on the island. Half of the houses are below \$400,000 and half are listed above \$400,000. There have been 19 sales of single family homes ranging in price from \$180,000 to \$850,00. Of the houses sold, 10 were below \$400,000 and 9 were above. What we did see in the past year is that houses are taking longer to sell. Of the houses over \$300,000 all but two took over a year to sell. There has been good activity in the past month. I sold two lots and a house and there are more people looking. I have a client looking for a second row house with a half acre lot. I also have a client looking for a house or lot on deep water. If you have one of these, please call.

The Water is coming!

Around the first of the year we should be drinking CPW water. The pipe has been laid under the mart from Fort Sumter to Fort Moultrie. It was some operation. They drilled a tunnel under the mart with something like a cork screw on the end of a flexible rod. This drill was guided by a computer. Then they pulled the pipe back through the hole. The town will be buying water from Charleston Public Works and selling it to us. You will be getting a new water meter called a touch and read meter. The meter reader simply has to touch the top of the meter with a wand and the meter is read. This will save time and money. As one person said, it will make sure that we are charged for every drop of water that comes through the pipe. At least we will be able to drink and cook with it.

Vacation Recommendation

I recently returned from a bare boat vacation in the British Virgin Islands. We rented a 42 foot trawler and I actually ran the boat without a captain after a few lessons on parking which is the hardest part. The snorkeling was great, the water was calm and the natives were friendly. This was the first time I have chartered a boat and I highly recommend it. Call me if you want some details. I had never driven a large boat before and I only got into enough trouble to keep things interesting.



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Current Listings

I have some great listings on the Island now. Please tell your friends about them. By the way if you have a friend or relative who might enjoy these newsletters, call and we will put them on the mailing list.

- 2608 Bayonne**
This is one of the most elegant homes on the Island. The views of the ocean are fabulous. The decor is beautifully done with only the best materials. The home has a gourmet kitchen, high ceilings, and lots of glass. The grounds complete with architecturally designed pool, putting green and gardens looks as if it came out of a magazine. This is truly a beautiful home. \$785,000.
- 1660 Atlantic Ave.**
This is a great family home with very spacious living areas, wonderful detailing with 10 ft. ceilings and heart pine floors. The tiled kitchen has cherry cabinets. This is an extremely well built 4 bedroom 4 bath home. \$575,000.
- 1656 Atlantic Ave.**
This year round home or possible rental property offers 5 bedrooms and 4 baths with great views. Enjoy your family and friends on your extra large screened porch, which also includes a hot tub. \$399,000.
- 2101 Pettigrew St.**
Classic front beach residence with tongue and groove pine walls and ceilings. There are 7 bedrooms and 4 full baths for large family gatherings. The two story porches can be enjoyed by all. \$735,000.
- 2201 I'on Ave.**
Perfect year round or vacation home. This beach house has been completely restored with modern updates. Enjoy the ocean breezes on the front porch of this 5 bedroom home. \$329,000.
- 1316 Thompson Ave.**
Wonderful quiet location with spacious floor plan and cathedral ceilings. Large living area with fireplace plus a separate den and 3 bedrooms make this an excellent buy. \$199,000.
- O Station 19 St.**
Half acre lot overlooks the marsh and waterway in a very private and quiet location. \$274,900.

A Bit of History

One of my favorite houses on the Island is called Porpoise Point and is located overlooking the harbor at 853 Middle Street. The best view of the house is from the water. You know the house. To me, it is the quintessential Victorian Sullivan's Island Beach cottage. Everything about the house looks charmingly out of square and the house does not care. It was built as a summer home around 1880 by C. Irvine Walker, a partner in the Charleston printing firm of Walker, Evans, and Cogswell. The 1847 deed refers to a two story dwelling on the property. This was probably the rear portion of the present house. This deed conveyed the property to Lewis Hatch from Eliza Shroudy. In 1870, the property was sold to John Dukes of Charleston for \$2,500. Dukes sold to Walker in 1872 for \$2,800. In 1896 Walker sold the house to Estelle Rhett Hasell who kept the property until 1925, selling it to the Cooper River Ferry Commission, that operated the famous ferry boat the Sappho between Charleston and Mount Pleasant. The commission kept the property for just a few months selling to Anton Petterson who then sold in 1930 to Ella Carter Maguire. Maguire then sold in 1952 to Franklin E. Robson Jr. who sold in 1959 to the present owners Caroline and Aimee L. Wilbur. I am so happy that this house survived Hugo. There are not many of these great old houses left.

Personal Note

Thank you for another great year. Because of my friends, business continues to be great and as importantly continues to be fun. I feel so fortunate to have a job that I love. If I can be of any help to you in any area of real estate, please do not hesitate to call. Have a great holiday and I hope to see you around the island.