



EVERETT PRESSON'S

REAL ESTATE NEWS

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Everett Presson's Real Estate News

I have just returned from a much needed two week vacation in France. I did a house and car swap with a friend who has an apartment in Paris. This is a great way to travel. I spent about half of the time in Paris and the other half split between Normandy and the Loire Valley. (As my clients know, I have a very capable assistant taking care of my business while I am away).

Throughout Normandy, due to the celebration of the 50th Anniversary of D-Day, there are signs in all the hotels, restaurants, and shops saying "Welcome to our Liberators". The French people were very hospitable, even in Paris. We visited the D - Day Beaches and the American Cemetery at Omaha Beach. I was overwhelmed by the sacrifice and bravery of the boys who stormed those beaches and scaled the cliffs. There is an excellent museum called "The Memorial for Peace" in Cain. This memorial was built by a city three-quarters destroyed by bombardments in the summer of 1944. It is stated that the memorial exists to defend the cause of peace. The countryside in Normandy is filled with lush green farm land and quaint small villages. It is hard to believe that only fifty years ago this tranquil countryside was the site of the largest amphibious landing in history.

The Loire Valley is called the "Garden of France" and is a magical land with vineyards and fields with blooming sunflowers as far as you can see, and of course magnificent French Renaissance Chateaux.

The countryside is filled with wonderful bed and breakfast rooms in farmer's homes and small hotels that are not too expensive. Traveling around I spent from as low as 150 Francs (\$30.00) for a room in a motel that was not bad, and up to 500 francs (\$100) for a room in a beautiful 18th century chateau. Food on the other hand is very expensive. I read in a tourist guide that the French people spend 50% of their income on food. I can believe it. Needless to say the food is wonderful and the wine is heavenly. So, I recommend France for a great vacation and if you want the names of hotels and restaurants, call me.

Market News

We have experienced an excellent market on the Island this summer just as I predicted in my last letter. Since June there have been nine houses either closed or placed under contract. The houses are bringing good prices too. This is the best summer that we have had in years. Of these nine houses, I am happy to say that I sold six of them. In the past twelve months there have been 25 houses either sold or under contract. The sales ranged in price from 168,000 to 800,000. Half of the sales were over 290,000 and the other half below. There has been good activity in the higher priced homes. Of those 25 houses I sold 11. This has been a very busy year for me. There are currently 38 homes on the market ranging in price from \$65,500 for a condo by the post office to \$950,000 for a house on the harbor.

A Bit of History

I have found several pages from the journal of Augustine T. Smythe who is either a great grandfather or great uncle of my friend Henry Smythe Jr. who summers on the Island. Augustine Smythe was born in Charleston on October 5th 1842 and entered the Confederate Army at age twenty. In November of 1863 he was stationed on the CSS Gunboat Palmetto State. By the end of November of that year he was at Fort Moultrie. In March of 1864 he was stationed in the Steeple at Saint Michaels in the Signal Corp to keep a look out for Yankee Ships.

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From His Journal November 20, 1863.

"Sunday evening I went down to the East end of Sullivan's Island to Truesdale's place, (I knew Leo had been around for a long time) but was not very successful, only being able to get some of the Raccoon oysters & none of the planted ones. It is true, our house has been pulled down & all the others on the front beach from the Cove to the Fort have shared the same fate, while their place is supplied with batteries. I did not have time to land but only took observations while sailing past. The church is down. The Episcopal one is used for a Commissary store & the Catholic one stands but is shut up. The whole island, or rather that part of it comprising the village, looks desolate & rather the worse for wear. The Moultrie House stands, but is no longer a house. All the weatherboarding, floors, piazza, roof, etc. have been taken away, most probably by the soldiers for firewood or to build their shanties, & there remains only the gaunt frame work. It looks so deserted, & made me sad to look at it & think of its former days, when it was the gay, fashionable resort. Many of the houses were riddled with cannonballs & but very few, I fear, will ever be habitable again. The Island is full of soldiers & the whole front from the Cove to the Fort is one long battery, mounting the heaviest guns."

I found this and other interesting manuscripts at the Fort Moultrie Library. Thanks to the Park Rangers for their help.

Personal Note

Thanks to those of you doing business with me and those referring me to your friends, I am having my best year ever in real estate. It will be a year in October that I have been with RE/MAX and Max Hill. The support that I receive from Max and the association with the nation's top producers in the RE/MAX organization have been a great inspiration. I am constantly working to find better ways to get my clients' property sold. With 128 real estate agents with offices on the two Islands, I am very pleased to say that I have sold 44% of the houses sold on the Island in the past twelve months. If the time comes that you want to sell your Island property, I would greatly appreciate an opportunity to present my marketing plan to you and get the results that I have been getting for my clients for the past fifteen years.

Eliza News

Eliza is starting the fourth grade at Sullivan's Island Elementary. Mrs. Reese is going to be her teacher in a third-fourth grade combination class. Eliza is very excited because all of her best pals are in the class. Most of the children that she finished the Garden School with are in this class. I know Mrs. Reese is a very good teacher, so I am excited too.

New Island Listings

3 Conquest Ave. This home under construction by Pat Ilderton is going to be one of the finest homes on the Island. Custom designed with fantastic views of the waterway and marsh and a dock on the waterway. Lots of open space. Call me about seeing the plans. \$785,000.

2802 Middle St. This old Island home is in a great location on a full half acre lot. Heart pine floors and high ceilings. Large enclosed porch. The home has four bedrooms and is perfect for family living. The yard is beautiful. \$229,000.

I have sold most of my client's listings. I have buyers who are looking for specific locations on the Island. I have two buyers for a front beach house or lot. I have a buyer for a deep water lot or house. And I have two buyers for a second row lot. If I can be of any help, please give me a call.

Thanks again for your help and support.

Everett Presson