

The Edisto Life



NEWS FROM PRUDENTIAL KAPP/LYONS REALTY SPRING 2009

Dear Friends,

Spring has arrived here on Edisto with typical South Carolina weather: short sleeves on Monday, winter coats on Tuesday. Our Summer Season rental bookings have remained steady, and we are optimistic that we are going to have a good season! Some of our customers have downsized their summer rental or they are sharing our larger homes with another family. Even in a tough economy, folks still want to come to Edisto for vacation.

Quantity or Quality

Selling real estate is not about being able to claim that you're number one. It's about being able to give real service, which can not simply be bought or measured with money, but comes the old-fashioned way with sincerity, trust and integrity. We at Prudential Kapp/Lyons Realty put our emphasis on building relationships.

Edisto Makes The News

Edisto Island and Beach was showcased in October 2008 *Sandlapper* Magazine. An excerpt: "For Edisto to cast its spell, you must do your part. That means doing nothing. Turn off your radio when driving down soft sandy roads cathedraled by sheltering live oaks. Sit on a screened porch and listen to the wind in the trees. Play a mindless game of bingo with giggling teens in a crowded cinderblock building staffed by affable Lions Club members. Las Vegas this ain't. Edisto is old-fashioned. No hotels. No waterslide. No traffic light. Just ocean, creek, marsh and seafood. You can buy great watermelon and corn at weatherworn produce stands, and watch dogs hanging out with their masters at work. They don't call it 'Edislow' for nothing. 'It's something that happens when you come across the bridge', reflects Charlotte Geraty Main." For full article go to <http://www.scribd.com/doc/6236359/Sandlapper-Fall-08>.

Bell Buoy

The existing pier has been examined by an engineering firm and repairs needed to bring it to code specified. Work is out for bids and projected to be usable by this summer. Repairs to Bell Buoy Seafood exceeded 50% of the assessed value, making it too expensive to renovate. It will be torn down. Renovation of the garage building has been designed and is out for bids. The Master Plan was discussed at the March 3 meeting. For additional info on the design and minutes from this meeting, go to www.ebpoa.org (Edisto Beach Property Owners Assn.)

The Pavilion Pier

The proposed pier has been re-designated as a Fishing Pier as opposed to a Recreational Pier, thereby reducing the required number of parking spaces from 125 to 16. These spaces are available on the Pavillon site. The building permit has been approved by Town Council, Office of Coastal Resource Management and is awaiting approval from the Corp of Engineers..stay tuned!

Coming Soon

Watch for the Prudential Kapp/Lyons Realty blog! Our blog should launch by mid-April at <http://blog.kapplyons.com>. We encourage you to read and post about our area.

State of the Real Estate Market

Edisto Beach and Island had \$3,981,500 in sales for the first quarter of 2009. Edisto Beach compared well with other beach communities in 2008. Folly Beach is our closest competitor. Sullivans and Isle of Palms are different markets with much higher sales prices. As a result, buyers come to Edisto where they can get more for their money.

Experts agree that it is not a question of IF, but WHEN the market stabilizes. We feel that once the economic turmoil is under control, buyers will have the confidence to enter the market and release that pent-up demand. The real estate market is influenced by consumer confidence which is directly related to the state of the national and global economy. As REALTORS at Prudential Kapp / Lyons Realty, we talk with buyers on a daily basis and we are beginning to see confidence returning, as evidenced by increased inquiries, showings, offers to purchase, and contracts.

NOTE: "This representation is based in whole or in part on data supplied by the Charleston Trident Association of REALTORS® or its Multiple Listing Service. Neither the Association nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Association or its MLS may not reflect all real estate activity in the market."

Point of Sale Bill S.435

On a state level, members of the House, the Senate and the South Carolina Association of REALTORS are making a concerted effort to repeal/amend Point of Sale, which was a part of the Tax Reform Act of 2006. These changes have had a negative effect on the real estate market in South Carolina. When a property is sold, assessments are based on the purchase price of the property/NOT on the previously assessed value. The transfer of property will also trigger re-assessment. Susan Hornsby, Council Member, went to Colleton County's session in February and advised them that the Point of Sale reassessment in many cases is causing property taxes owed by the new property owner to double or triple.

Examples of How the Current Point of Sale Law Can Impact You If You Sell Your Home

| <i>Your Current 2008 Tax Bill</i> | Colleton County | Charleston County |
|-----------------------------------|------------------------|--------------------------|
| Assessed Value \$500,000 | | |
| (4%) Primary Residence Taxes | \$3,264.00 | \$2,089.00 |
| (6%) Second Home Taxes | \$8,202.90 | \$6,260.00 |

You sell Your Home

| | | |
|---------------------------------|-------------|------------|
| Home Sells for \$750,000 | | |
| (4%) Primary Residence Taxes | \$4,876.00 | \$3,084.00 |
| (6%) 2nd Home Taxes | \$12,284.00 | \$9,340.00 |

Please contact your Senator immediately and ask him to add his name to the list of co-sponsors of S.435 (L. Martin). You can find emails, phone numbers and addresses for all legislators here: <http://www.scstatehouse.gov/cgi-bin/zipcodesearch.exe>. This is the single most important economic stimulus that the South Carolina General Assembly could provide for our state.

2009 - Reassessment Year for Colleton County

Colleton County was due to reassess your property values this year and is once again trying to defer reassessment until 2010. According to the Colleton County Assessor's Office, County Council has passed two of three readings thus far to defer. Once the third reading passes, it then goes before the State Legislature for final approval. If approval is not granted by the Legislature, then the County would reassess based on values from 2006. However, the 15% cap would apply and help keep the values in check. If you have concerns about the above, or would like to know more about your current property values, give us a call. We would be glad to give you a professional opinion of values.

Property Currently For Sale On Edisto



2nd Row home located in sought after Point St. area. 5Br/5.5BA - approx. 2775 sq. ft sold in intervals. Furnished with everything for your vacation needs. In-ground heated swimming pool, dual master bedrooms oceanside. Outstanding views & great beach access. 4 Intervals available \$169,900 to \$177,900



3BR/3.5BA home on 8.68 acres of privacy with pristine views of lowcountry creeks and marshes. Camellia, rose and fruit gardens. Lush landscaping. Private dock. \$2,650,000



6BR/6.5BA oceanfront home owned in intervals. Intervals #5 is available. Each interval gives you ownership of 4 weeks per year, one week per season and features a private ocean gazebo. The property is sold fully furnished & is beautifully decorated. \$215,000



Beautiful beachfront home with views of the Atlantic Ocean and St. Helena Sound. 1/13 interval share #10 provides four weeks of ownership to enjoy per year (one week every season). \$230,000



A fun beach bungalow on PRIME corner beachwalk lot! Fixer upper offers 'good bones' with opportunity to make some improvements. \$320,000



Lovely 3 bedroom 2 bath home on the creek with dock. Custom designed Lowcountry home designed by renowned architect Lesesne Monteith. \$788,000 **Under Contract**



This beautiful third-row home is on Pompano Street. With 5 bedroom and 4 baths, there is plenty of room for everyone. Spacious floorplan offer lots of room for entertaining. \$774,000



Open floorplan designed for entertaining and wonderful beach weekend gatherings. Expansive, picturesque views of marsh, creek, and the South Edisto River. Quiet cul-de-sac minutes from beach. \$579,000



Very well maintained 2 bedroom 2 full bath Club Cottage located in Wyndham Resort, a gated community on Edisto Beach which is just minutes from the beach. Priced right at \$259,900



2 BR/2 BA villa redeccorated in 2006 with frizee carpet throughout and handsome vinyl tile in kitchen and bathrooms. \$294,000



6BR/7.5BA oceanfront home with unique interval ownership providing 13 families a vacation each season. Sold furnished with everything for your vacaiton needs. Approx. 5200 sq ft. Beautifully decorated down to all linens, etc. Interval #3 \$220,000 & Interval #10 \$199,900



1/13 Share in SC Limited Partnership. 4 BR/4BA Front Beach home with spacious decks and screen porch overlooking the beach. Fully furnished. Bright, airy, comfortable with beautiful view. \$115,000



Roomy open floor plan with 20'x25' great room with large fireplace and screen porch overlooking Russell Creek. \$750,000



This third row property has 4 separate 1BR/1BA units, being sold furnished. Easy beach access. Great rental potential. \$530,000



Outstanding deep water & marshviews from this 2 BR/2BA condo located on the desirable Marina Side. Many upgrades, new furniture, accessories and decor. \$319,000



Edisto fixer upper. This home sits on the newly refurbished Plantation Course. It backs up to the fifth fairway. The beach is just a short stroll away. Home is being sold "as is". \$389,000



Comfortable 5 Bedroom/3.5 bath beachwalk home with easy beach access and mature trees! \$430,000



Beautiful New Custom Built "Southern Living" 3 bedroom 2 full and 2 half baths. Being sold furnished. Outstanding marsh views. \$679,000 **Under Contract**



Great location on desirable Store Creek. Deep water property. Outstanding dock. Numerous live oak trees draped with Spanish Moss. Very spacious 3BR/2BA manufactured home in excellent condition \$719,900



Island living on over one acre of land. Just 5.5 miles to Edisto Beach & less than 3 miles to Steamboat Landing. This home will make a great permanent home or rental property. \$119,000



Cozy home in quiet neighborhood close to beach, bank, and shopping. Heavily wooded lot on cul-de-sac. Fenced in area for dogs. Detached garage with bonus FROG and half bath. \$300,000

Lots Currently For Sale On Edisto

3513 Palmetto Blvd. Second Row lot in great location on much sought-after Sound side. Accessible to town sewer. \$505,000.

0 Marsh Aire Ln. Wonderful 1.2 acre Tidal Creek lot offering southern exposure with a dock \$259,000.

8723 Raccoon Island Rd. Very nice .66 acre marsh view lot. Nice live oak trees. Great spot for an island hideaway. Privacy. \$135,000.

1008 Palmetto Blvd. Prime oceanfront lot in one of Edisto Beach's best areas. Seven bedroom septic permit. \$1,295,000.

8639 Middleton Point Ln. Beautiful Tidal Creek/marshview lot with crabbing dock, located in Middleton Plantation which offers boat ramp and community dock.. \$394,900

8130 Rosa Scott Rd. Unique marshfront 5.39 acres with dock permit & septic permit in hand. \$459,000

1113 Nancy St. Wooded lot just 600 feet from the beach. \$350,000

8404 Palmetto Rd. Beautiful wooded lots close to everything. \$147,000

8416 Palmetto Rd. Beautiful wooded lots close to everything. \$154,000

36 Hammocks Way Beautiful wooded lot in gated community. \$194,000

3 Claussen House Lane Wooded lot with great elevation 3 miles from the beach . \$95,900

0 Palmetto Rd. Prime marshfront 1.53 acre lot at "The Neck" Sunset views!! \$269,900

7843 Russell Creek Dr. Beautiful southern exposure 1.3 acre deepwater lot with Live Oak trees. \$774,000.

7853 Russell Creek Rd. Beautiful south facing 1.29 acre deep water lot. Nicely wooded with Live Oak trees. \$628,000.

Beckett Plantation - 36 Eddings Creek Dr. (2.35 ac) Nicely wooded with Live Oaks. Community dock. \$236,000. **38 Eddings Creek Dr.** 5.4 acre lot with marsh views from rear of property. \$192,900. **23 St. Pierre Creek Dr.** Level wooded 3.02 acre marshfront lot at Beckett Plantation \$255,000 **2 Edding Creek Dr.** 4 ac lot w/nice hardwoods. \$168,000

6 Marsh Bluff Ct. 1.25 acre wooded deepwater lot on Store Creek. \$182,900.

8679 Palmetto Rd. Outstanding deep water 2.05 acre home site with new dock on Big Bay Creek in "The Neck". \$1,088,000.

2906 Palmetto Blvd. Prime Second Row beach lot nestled between Point St. and Palmetto Blvd. Seller will also build your beach home. \$795,000.

6 Sandy Creek Rd. Beautiful deepwater 1.32 acre lot on Big Island. Septic & Dock permits in hand. \$465,000.

0 Middleton Point Ln. Outstanding tidal creek lot in Middleton Plantation. \$396,000

1702 Palmetto Blvd. Prime oceanfront corner lot . 6 bedroom septic permit in hand. \$1,249,450

7674 Legare Rd. Unobstructed ocean, creek and marsh views. Golf cart access to private beach. Dock permit in hand. \$449,000

Recently Listed



Beautiful home located right on the golf course in Wyndham Ocean Ridge. Sits on the end of a quiet cul-de-sac. All furnishings brand new and every room newly redecorated. \$425,000



Gorgeous 3BR/2BA renovated cottage: 3rd BR added, interior painted, hardwood floors, new furniture, custom decorated. Being sold furnished. \$329,900



Fisherman's Paradise...these two rustic cabins tucked amidst beautiful live oaks on a beautifully wooded lot with ~ 155' frontage on Highway 174. Being sold in "As Is" Condition. \$75,900

Planning for Portraits at the Coast



If you're thinking you would like to have family photos made while you are enjoying some family time at Edisto, consider these three tips to a great beach photography session.

1. Choose a great photographer. Obvious, right? Professional photography isn't cheap, though, so many folks try to just set the timer on the camera and grab a shot the "do-it-yourself" way.

This is a great choice for fun snapshots but not the best choice if you are looking for portraiture taken and printed by an artist... portraits you intend to enjoy as art on your wall and hand down to future generations. Also, do you remember the infamous "horrible school picture"? Everybody has one (or twelve!). It's the perfect example of "Not all photographers are created equal". Finding a photographer with a portfolio or website that appeals to you is essential. Asking for a photographer recommended by local business owners is a good way to begin looking for someone to record an important part of your family's visual history.

Article and Image By Heather Sargent. You can see Heather's portfolio online at HSargent.com or you can call her studio at 803.221.8951.

2. Plan your session for the middle of your trip.

You don't want to look lily-white in your beach photographs but you don't want to be burned either. Even if tanning isn't your goal, a day or two of sun and healthful fresh sea air will put a little color in everyone's cheeks and a smile on their faces. Also, the first beach day of getting settled in or the last day of rushing to get ready to head back home are times that can be too stressful for planning a photography session.

3. Decide to be flexible and have fun during the session.

Getting everyone coordinated, dressed, and down to the beach for pictures might seem like a daunting task and, many times, it can be! However, if you plan in advance to go with the flow and enjoy your photography session you will have not only wonderful, relaxed expressions in your pictures but you just might have a good time while your professional photographer captures an important moment in your family's lives. The photographs that result from your session matter, of course- that's why you do it! But let's not forget... the experience of being together and enjoying your family (whether you're jumping in the waves, making sandcastles, or having portraits made) is the part that really matters. Placing "have fun just being together" as your top priority will make the photographer's job much easier.

Interested in knowing fair market range on your property? Call us for a detailed market analysis. Do you have friends or family interested in exploring real estate opportunities on Edisto? Or are you considering selling, trading up, or doing a 1031 Exchange? There are some great values and we stand ready to be of help. Please call us or email us.

In Closing: The Real Estate Staff at Prudential Kapp Lyons is a diverse group; however, we all share a common goal: *Being the best at what we do in helping both Buyers and Sellers in a professional manner.*

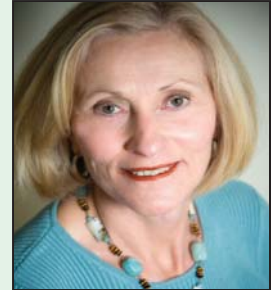
PRUDENTIAL KAPP/LYONS REALTY®



Tom Kapp
Realtor, Broker in Charge
843-869-2516
tkapp@kapplyons.com



Van Leer Rowe
Realtor, Broker Associate
843-607-7082
vlowe@bellsouth.net



Charlotte Main
Realtor
843-813-7098
charlottemain@bellsouth.net



Walton Salley
Realtor
843-631-0222
salleyw@bellsouth.net



Matt van Bakergem
Realtor
843-708-9991
matt@vanbakergem.com

©2009. An independently owned and operated member of Prudential Real Estate Affiliates, Inc. Prudential is a registered service mark of The Prudential Insurance Company of America. Equal Housing Opportunity.

Mission Statement
Real Estate Professionals Providing Extensive Market Knowledge
With Unsurpassed Ethical Standards

www.kapplyons.com
843-869-2516
800-945-9667
email info@kapplyons.com

**Where Beautiful
Vacations Begin!**

Kapp/Lyons Realty



If one of life's changes
has you looking
for a new home, start
by looking to us



Kapp/Lyons Realty

440 Highway 174
Edisto Island, SC 29438

Presorted Std.
U.S. Postage
PAID
Permit No. 1057
Charleston, SC