

2324 Flyingfish Circle, Charleston, SC 29412; Parcel number: 328-03-00-023

— 1 —

HIGHLIGHTS

Address:	<i>2324 Flyingfish Circle, Charleston, SC 29412-9506</i>
Parcel Number:	328-03-00-023
Lot description:	Waterfront / Deepwater / Tidal creek (4' to 5' deep water at low tide)
Property type:	Single family
Built:	1975
Area:	Charleston — James Island
County:	Charleston
Subdivision:	Oak Island
HOA/regime fees:	\$ 0 (none)
Taxes:	\$ 3,096
School District:	Charleston County (James Island Elementary; James Island Middle School; James Island Charter High School)
Approx. sqft house:	2,790 (please measure)
Approx. sqft pool room:	1,395 sqft (please measure)
Indoor swimming pool size:	14' x 40'
Acreage:	19,479 sqft / 0.45 acres
Stories:	2
Bedrooms:	3
Full Baths:	2 (with setup for future 3 rd full bath on 1 st floor)
Exterior:	Brick veneer siding
Parking spaces:	6
TV:	Satellite TV

Location: Casual Waterfront Living Lifestyle

- **Deepwater, tidal creek home** is located on the »better« side of *Oak Island*, i.e., on the side of *Oak Island* where the *Oak Island Creek* is the widest and deepest. Direct boating access to *Folly River*, the *Atlantic Ocean*, and the *Charleston Harbor*
- Quiet and peaceful »country living« in the heart of the city. Only the »rolling« of the *Atlantic Ocean* is audible in the distance. **Best of all: no HOA/regime fees**
- One of only two houses on a private cul-de-sac
- **Stunning water views from 7 rooms**: 5 of the rooms upstairs, one room downstairs, and the pool/entertainment room have stunning views of the water, the salt marsh, and the pier
- Southeasterly exposure and a **total of 21 French-door and panorama windows** (5 windows on 2nd floor; 16 windows on 1st floor) allows for plenty of morning, daytime, and evening sunlight
- **Natural, evergreen privacy fence** of 37 mature cypress trees
- 10 minute bike ride to the oceanfront, on the bike path along Folly Road
- 1.3 "car" miles to the oceanfront at Folly Beach
- 8.5 miles to the MUSC hospital complex downtown
- 10.0 miles to the *College of Charleston* on the historic peninsula
- 10.3 miles to *Market Street* in the middle of the historic peninsula

2324 Flyingfish Circle, Charleston, SC 29412; Parcel number: 328-03-00-023

— 2 —

Home Design / Layout

Very open, contemporary design. Bright Florida colors with a Caribbean feel throughout the house. Southeasterly exposure allows for plenty of morning, daytime, and evening sunlight

House in General and Recent Improvements

- **Ceiling fans** in **every** room
- Attractive **wood floors** throughout the 2nd floor
- **Central vacuum cleaner**
- **400 amp electrical service** throughout the house
- **2 wood burning fireplaces**: one each on 1st and 2nd floor; the 2nd floor fireplace has a blower
- **Built-in hurricane shutters** on 1st floor and hurricane slats on 2nd floor; hurricane resistant garage door
- **Speaker system** (radio system) in every room and on the outside for party music
- **Recent improvement**: New roof was installed in July 2006
- **Recent improvement**: One new sliding glass door was installed in June 2010 on the south side (street side) of house
- **Recent improvement**: Four new sliding glass doors to be installed in August 2010 on the north side (creek side) of house
- **Recent improvement**: Septic tank was pumped and brand new septic drain field was installed in July 2010

Premises

- **Revetment (i.e., rock wall)** along *Oak Island Creek*
- **Dock with floating dock** for fishing and crabbing; dock ladder in place for creek swimming
- **Private boat ramp on property** (a private boat ramp would no longer be approved, as an applicant would no longer receive approval to make alterations to the wetlands and to the natural shoreline)
- **Super-huge, wrap-around entertaining (party) deck** (above swimming pool room). Approx. deck size: 1,395 sqft (please measure)
- Subterranean electrical line from the electricity pole on the street to the house
- Rain-sheltered breezeway underneath the house. Great for unloading groceries in a rain downpour
- Outside shower (for the kids)
- Outside security lights
- White vinyl, »no-upkeep« garden fence with lattice top

Garage

- 2.5 car garage
- Separate tool room/work area in back of garage
- Hurricane resistant garage door (resistant up to 165 miles/hour)

2324 Flyingfish Circle, Charleston, SC 29412; Parcel number: 328-03-00-023

— 4 —

Swimming Pool and Florida Room (east side/creek side and north side of house)

- Unmatched 180 degree water views from the pool room through the 16 panorama-sized windows
- **Indoor, year-round heated swimming pool.** Pool size: 14' x 40'. Water depths: 4' up to 6'. 400-watt underwater lights. Lap lane tiles. Pool was installed in 2006.
- **Pool room is heated and air-conditioned.** Approx. pool room size: 1,395 sqft (please measure)
- **400 amp electrical service** in pool room
- Steel beams and columns: approx. 6.5 tons of structural steel including wideflange columns, beams; steel to steel connections, anchor bolts. Steel beams surround pool enclosure and provide structural stability for the entertaining (party) deck above.
- *Trane* 5-ton »Morganizer« HVAC unit (both for cooling and heating) . Fabric membrane (i.e., non-corrosive) ventilation ductwork (both for cooling and heating) by "Air Sox" (i.e., a manufacturer from Denmark) in pool room. Entire system was engineered and installed by *Cullum Engineering, Inc.*
- All exterior walls of pool room are sprayed with 2" thick spray foam insulation
- Exercise equipment can be conferred

»Future Improvements«: New Bathroom, Jacuzzi, and Surround-Sound System (in the Swimming Pool / Florida Room area)

- **Full bathroom downstairs:** Plumbing for 1st floor pool room/downstairs room full bathroom (one toilet, one shower, one lavatory, linen closet) is in place. One entry into the new bathroom would lead from the swimming pool area through a new 36" door to be installed where the existing window is presently located. The other door into the new bathroom is the existing storage area door on the inside of the house – to the left of the front door
- **Jacuzzi:** All plumbing, electrical amp service, and electrical connections are in place for a Jacuzzi which can be installed in the south-east corner of the swimming pool area
- **Surround-sound system:** Swimming pool area is completely wired for a *Boze* surround-sound system (notice the eight yellow wires on the swimming pool ceiling)

Kitchen

- Enjoy stunning water views even while bustling around your kitchen
- Mexican floor tile
- Granite counter top
- Ample storage space in the numerous extra-deep kitchen storage cabinets

2nd Floor Bedrooms (3), Living Room, and Eat-In Kitchen

- **Very open, contemporary design:** Bright Florida colors with a Caribbean feel throughout home
- Watch dolphins from your dining room table. Enjoy spectacular sunsets from your living room couch: eat-in kitchen, large living room, master bedroom, third (child's/visitors') bedroom, and kitchen — all have priceless water and marsh views
- **Ceiling fans** in every room
- Attractive wood floors in **all** rooms upstairs
- **3 spacious bedrooms** are upstairs. Master bedroom has »his« and »hers« vanity (with two sinks)
- **A 4th bedroom** with water views is located downstairs. This room is located off of the indoor pool.
- Open wood burning fire place in living room (with blower)

1st Floor Bedroom/Office off Indoor Pool

- A spacious room with fireplace which has served in the past as the **4th bedroom**. Presently this room is in use as an office and library
- Room has 8 large, wooden built-in book shelves: some are 5 shelf boards, others are 4 shelf boards high
- 7 extra-deep storage cabinets are located underneath the book shelves
- Additional storage closet underneath stairwell

Entertaining (Party) Deck

Approx. size: 1,395 sqft (please measure)

Easy clean red Seal-O-Flex deck covering

Beautiful white, »no-upkeep« vinyl railing around deck and down the staircase.