



Historic Cottage in Downtown Beaufort.

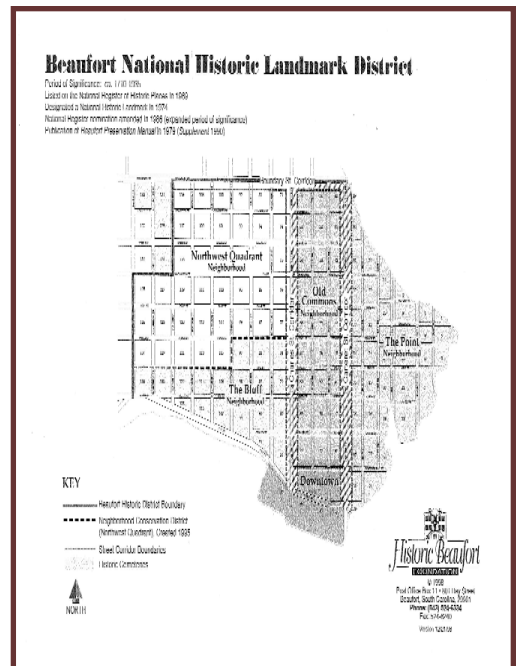
Unique Investment/Preservation Opportunity.

Handyman Special-Two buildings:
 One main house , one guest cottage
 approximately 1320 square ft total.

State income tax credits, grant monies and other
 incentives available for the Preservationist.

SOLD AS IS.

**For more information, please contact
 Lisa Presnell at 592.2264**



521.4200
 toll free 877.521.4200
www.LowcountryRealEstate.com

**CHRISTIE'S
 GREAT ESTATES®**

ALL FIELDS DETAIL



MLS #	108730	# BEDROOMS	2
Status	ACTIVE	FULL BATHS	1
Type	SINGLE FAMILY	HALF BATHS	0
Address	1008 CHURCH STREET	FAMILY ROOM	Yes
Address 2		FORMAL DINING	No
City	BEAUFORT	FIREPLACE	Yes
State	SC	GARAGE/CARPORT	None
Zip	29902	GOLF COMMUNITY	No
Area	CENTER OF BEAUFORT	WATERFRONT	None
Class	RESIDENTIAL	DOCK	Not Applicable
Asking Price	\$125,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Subdivision	CENTER OF BEAUFORT	Shared Interest (Y/N)	No
Size of Share %		# Acres if 1 Acre or More	0.00
Room Count	5	Agent	LISA PRESNELL - (843) 592-2264
Listing Office 1	LOWCOUNTRY REAL ESTATE - Main (843) 521-4200	Listing Agent 2	
Listing Office 2		Comp \$/%	2.5
Var. Comp	N	Legal	PORTION OF BLOCK 93
D-M-P-R	R120 004 000 0158 0000	Key Code #	214164
Listing Date	12/6/2006	Waterfront Community Y/N	No
Zoning	GENERAL RES	Flood Zone (Y/N)	No
Aicuz	N	Lt Dim if Less than 1Acre	TBD
Covenant	HISTORIC REVIEW BOARD	Appx. Sq Ft	1320
Year Built	1880	Window Treatment	NO
Sign Y/N	Yes	Home Warranty	N
Monthly Rental \$		Olrea/B	N
Directions		Off Market Date	
Tax ID		Update Date	12/12/2006
Status Date	12/6/2006	HotSheet Date	12/6/2006
Mapping		Price Date	12/6/2006
Input Date	12/6/2006	Associated Document Count	3
Original Price	\$125,000	Elevator (Y/N)	No
Days On Market	9	Price/Sq Feet	\$94.70

FEATURES

WILL SELL	EXTERIOR EXTRAS	WALLS	FLOOD INSURANCE
Conventional	Patio	Sheetrock	Not Required
STYLE	Covered Patio	HEATING	POSSESSION
Other	Fence-Chain Link	Central Electric	At Closing
APPROX. AGE	Porch	COOLIING	VACANCY
Over 50 Yrs.	Screened Porch	Window Units	Vacant
FOUNDATION	DINING	APPLIANCES/EQUIPMENT	SHOWING INSTRUCTIONS
Crawl	Kit/Din/Combo.	Elec/Oven/Range	Appt. Only
BASEMENT	WASHER CONNECTION	Refrigerator	Appt. & Key
No	Yes	Dryer	SCHOOL DISTRICT
CONSTRUCTION	DRYER CONNECTION	Washer	Beaufort/Elementary
Asbestos	Yes	WATER HEATER	Beaufort Middle
Other	Electric	Electric	Beaufort High
ROOFING	FLOORS	WATER & SEWER	
Composition A/S	Some Carpet	Public Water	
	Vinyl	Public Sewer	

FINANCIAL

Property Taxes	175	Homeowners/Reginme Fees \$	
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SOLD STATUS

How Sold	Contract Date
Closing Date	Sold Price
Selling Agent 1	Selling Office 1
Selling Agent 2	Selling Office 2
Paid Poi	Paid CI