

# REAL ESTATE

## Index

Real News: A colony of its own  
in North Charleston ..... 12G  
Nation's Housing ..... 2G

Saturday, May 19, 2007

Section G



# The Arboretum

Plush new condominium neighborhood  
secluded, centrally located

Page 4G

# Setting down roots

The Arboretum distinguished by chic attractions, natural ambiance and accessible location



BY JIM PARKER  
*The Post and Courier*

Going out on a limb, are we? That seems to be the case with sales agents who are marketing The Arboretum condo complex west of the Ashley, convinced that prospective buyers will be smitten with the trim 246-unit development.

"If you take the time to come out here and see what we are offering, you'll want to live here," said Richard P. Anderson, Realtor and principal of ABW & Associates LLC.

The real estate company believes it can back up the pledge. One- and two-bedroom, 862- to 1,446-square-foot condos cost from the downright inexpensive, \$140,000, to the moderate, \$250,000. "We decided early on to price these things to go up in value," Anderson said. "The price is raised along the line."

Units come with first-floor garages, 9-foot ceilings, kitchen stove and microwave, crown molding, wainscoting and wall sconces and a garden tub in master baths. Goff-D'Antonio Associates, the property architect, designed porches and balconies to be open but free from rain and private from neighbors.

Floor plans are named for various trees' scientific labels. There's the *Carya*, *Acer*, *Alnus*, *Prunus*, *Cornus*, *Ilex* and *Betula*. Luxury upgrades such as hardwood floors and granite countertops are available. Properties are secured with coded key pads and fobs that permit owners to enter and exit. The security devices can be accessed from remote settings. "You can be in California to let (people) in," said Dallas Matthews, agent with ABW and Associates.

Another allure is The Club at

Please see ARBORETUM, Page 6G

## On the cover

A covered walkway with ceiling fans and lined with rocking chairs connects The Arboretum's clubhouse with a community swimming pool. Sales began in March at the new 246-condo complex on Ashley Crossing Drive near Paul Cantrell Boulevard.

PHOTOGRAPHS BY LEROY BURNELL/STAFF

The Arboretum will have 12 condo buildings with 18-24 units each priced from about \$140,000 to \$250,000.

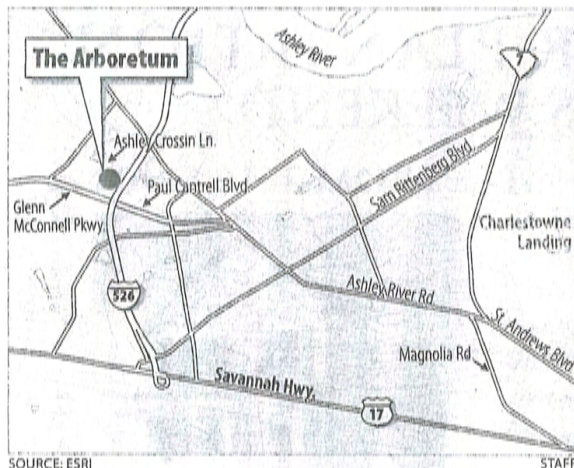


A sitting area highlights this floor plan at The Arboretum. The condo development is between Paul Cantrell Boulevard and Interstate 526.



There are 11 floor plans at The Arboretum, many like this model with open family room and dining area.

## REAL ESTATE



SOURCE: ESRI

STAFF

**Neighborhood**

The Arboretum.

**Location**

Charleston County.

**Developers, marketing**

Arboretum Apartment Associates; ABW &amp; Associates LLC.

**More info****PHONE:** 852-3589.**HOURS:** Monday-Saturday 10 a.m.-6 p.m., Sunday 1-6 p.m.**WEB SITE:** www.arboretumsales.com.**Total condominiums**

246.

**Condo sizes**

862-1,446 square feet.

**Condo prices**

\$140,000-\$250,000.

**Typical features**

- ▶ Porches and balconies.
- ▶ 9-foot ceilings.
- ▶ Underneath garage parking.
- ▶ Secure keypad entry.
- ▶ Garden tubs in master baths.
- ▶ Kitchen range, microwave, dishwasher and maple cabinets.
- ▶ Crown molding in most rooms.

**Property taxes**

\$1,246 on a \$190,000 condo.

**Area attractions**

Bon Secours St. Francis Hospital, gardens and historic plantations off S.C. Highway 61, Citadel Mall, Shadowmoss Golf Course, Charleston International Airport, downtown Charleston, Ashley River,

Charles Towne Landing, Interstate 526.

**Distance to downtown Charleston**

8 miles.

**Schools**

**Springfield Elementary**  
Grades K-5; phone, 763-1538; enrollment, 425; certified staff, 37; PACT results (figures are for West Ashley Intermediate), 18.3 percent of fifth-graders scored proficient or advanced on English/Language Arts, 16 percent on math, 12.5 percent on science and 8 percent on social studies.

**West Ashley Middle**  
Grades 6-8; phone, 763-1546; enrollment, 470; certified staff, 59; PACT results, 16 percent of eighth-graders scored proficient or advanced on English/Lan-

guage Arts, 5.3 percent on math, 12.9 percent on science and 15.5 percent on social studies.

**West Ashley High**  
Grades 9-12; phone, 573-1201; enrollment, 2,053; certified staff, 156; SAT results, 474 verbal and 476 math. The 950 combined score is lower than the state average (985) and the national average (1021).

**Housing Trends**

West Ashley outside Interstate 526:

**Number of sales in the first quarter of 2007:** 233 (up from 232 in the first quarter of 2006).

**Average sales price:** \$243,300 (up from \$234,300).

**Median sales price:** \$228,100 (up from \$199,800).

## Setting down roots at The Arboretum

ARBORETUM From Page 4G

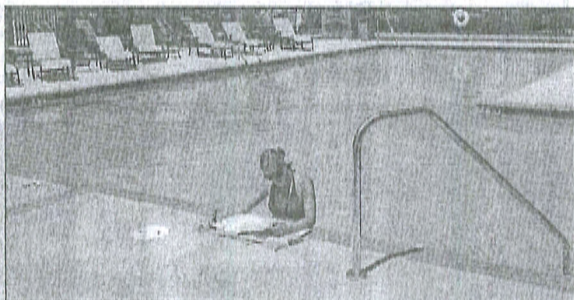
The Arboretum. Located in the heart of the site, the clubhouse has a 5,000-square-foot social gathering spot with a large chimney and fireplace, full-service kitchen, sofas and big-screen TVs; a fitness center; massage area; and a screened-in meeting room. The clubhouse opens to a swimming pool with grills on the deck. Wooden walkways constructed beneath live oaks connect The Club to various properties on the 11-acre site. "Landscaping on this property is taken very seriously," Anderson said.

Project developer Arboretum Apartment Associates, a unit of Raleigh-based EYC Cos., and veteran builder CF Evans & Co. of Orangeburg say the project should be completed by the end of next year. It will have a dozen fiber-cement-sided condo buildings with elevators.

Along with its looks and features, The Arboretum benefits from location. It's just off Glenn McConnell Parkway and Interstate 526 and near Bon Secours St. Francis Hospital west of the Ashley. "We are right in the middle of everything," Anderson said.

Yet natural attractions, including live oaks and a planned lagoon and water garden, and built-in soundproofing make The Arboretum feel removed.

Anderson said purchasers include first-time homebuyers attracted by the comparatively low costs. Students also like it since the neighborhood is about seven miles from the College of Charleston and



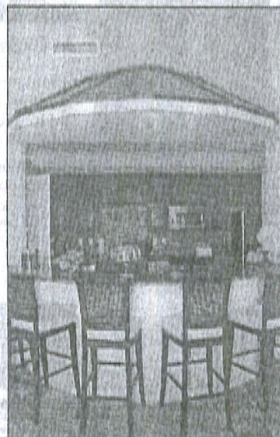
Anna Keith, who moved into The Arboretum recently, cools off in the swimming pool while getting some reading in. The clubhouse also has a fitness center and massage facility.

the Medical University of South Carolina and is near area beaches. Homeowners association dues are \$128 to \$215 a month, depending on the price of the condo.

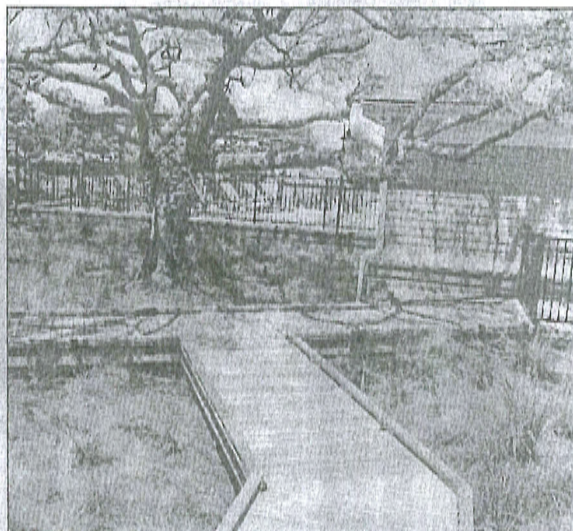
The marketing people are sold on The Arboretum. "It's so nice to tell you, in our price range, there's no need to look elsewhere," Matthews said.

To visit The Arboretum from downtown Charleston, take the Ashley River Bridge, staying in the right lane to St. Andrews Boulevard. Remain on the boulevard for close to four miles, as it becomes Ashley River Road. Stay in the left lane onto Paul Cantrell Boulevard. Continue under the Interstate 526 overpass and take the first right onto Frontage Road. Take an immediate left at Ashley Crossing Drive. The Arboretum is on the right.

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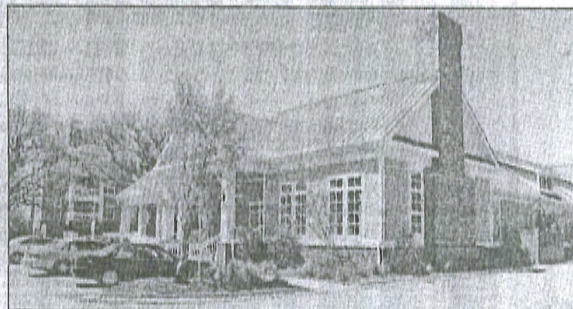


A clubhouse kitchen at The Arboretum provides condo owners with a place to prepare food and drink for formal parties or casual get-togethers.



PHOTOGRAPHS BY LEROY BURNELL/STAFF

A wooden walkway built underneath a grand oak tree links the clubhouse, pool, parking lot and condos at The Arboretum. ABW & Associates is marketing the complex, developed by Arboretum Apartment Associates.



The Club at The Arboretum has a special chimney designed by a brick mason from Washington state. The condo complex will have 246 units sized from 862 to 1,446 square feet.