

REAL NEWS

Developer converts 80 Johns Island rentals

BY JIM PARKER
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To stretch a phrase, "The Grove at Fenwick rental complex, we hardly knew you." It's not that the Johns Island development is going anywhere, though. The 80-unit community, which opened in 2005, switched in late May from leased properties to condos that can be purchased at \$144,300.

The complex's formal name is The Grove at Fenwick Plantation. Its conversion coincides with efforts by builders and the city of Charleston to designate commercial hubs on the landlocked island, according to the development group St. Andrews Gardens Investors LLC.

"The Grove at Fenwick Plantation is a real estate offering that allows buyers the rare opportunity to be on the cusp of the planned explosion of growth and commerce on Johns Island," said Jamie Kerr, principal in St. Andrews Gardens Investors. He said it's a



BATES DESIGN

Wooded surroundings highlight The Grove at Fenwick Plantation, a recent conversion to condominiums of an 80-unit apartment complex on Johns Island.

good time to buy real estate while prices are low, especially for first-time homebuyers who don't have to also worry about selling their

existing properties.

The landscaped complex, just off River Road, will have amenities, including a playground, swimming

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pool and picnic area. Condo buildings are two levels. There's an upstairs floor plan and a downstairs model. The wood-sided units are 950 square feet and have two bedrooms. Interior features include microwaves, designer lighting and stainless-steel sinks.

"The city of Charleston is very interested in the planning of Johns Island and is working to assure that the character of Johns Island is maintained," Christopher Morgan, interim director of the city's planning and neighborhoods department, said in prepared remarks.

"Through its draft community plan, the city is seeking to assure that the daily needs and services are met in the Maybank core of Johns Island," he said.

The regime fee at The Grove at Fenwick Plantation is \$215 a year to pay for water and sewer service, insurance on the exterior property, maintenance, pest control, landscaping and upkeep of the amenities.

To reach the complex from downtown Charleston, cross the Stono Bridge on Maybank Highway and turn right on River Road. The Grove at Fenwick Plantation is 0.3 of a mile ahead on the left, at 15 Stardust Way.

Russ Whited with The Agent Owned Realty Co. is the listing agent on the property. He can be reached at 559-3848 or on the development's Web site, www.the-grove-living.com.

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