

WELCOME TO I'ON

MOUNT PLEASANT, S.C.





I'ON

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*This is I'On -
"The Best Neighborhood in America"*

I'On is a neotraditional neighborhood located in Mt Pleasant, SC that was founded in 1998. I'On is named after Jacob Bond I'On, who was a South Carolina statesman. He fought in the War of 1812 and was a contemporary of John C Calhoun at Yale University. I'On is a nationally acclaimed neighborhood that has approximately 750 custom built residences. Homes range in price from \$600,000 to \$2,500,000 and in size from 1,000 to over 6,000 square feet. Residents enjoy an active lifestyle with many outdoor amenities. I'On is complete with a 2 mile marsh walk along Hobcaw Creek, Eastlake and Westlake, which are joined by 2 canals, and a one acre park, Maybank Green. The I'On square has a small town feel with restaurants, shops, a spa, fitness center, business offices and a church.

Memberships are available to the I'On Club (www.theionclub.com), which boasts 2 pools, 7 clay tennis courts, fitness facilities with a weight room, cardio equipment and group fitness classes. There are several commutative tennis leagues and swim teams for all ages. The Front Porch is a restaurant at the Club and features fresh and healthy food.

**PLACES OF DUNES PROPERTIES
SCPLACES.COM**





23 GRACE LANE
\$2,399,000 | 5 BD | 5 BA | 2 HALF BA
Custom built lakefront traditional home with guest carriage house.



24 RIALTO ROAD
\$1,185,000 | 4 BD | 3.5 BA
Canal and lake views.



79 MOULTRIEVILLE ROAD
\$1,129,000 | 5 BD | 4.5 BA
Craftsman style home with great design and outdoor living space.



27 HOPETOWN ROAD
\$2,250,000 | 6 BD | 5 BA | 2 HALF BA
Marshfront custom home with boathouse and two car garage.



22 FAIRHOPE ROAD
\$975,000 | 4 BD | 3 BA | 2 HALF BA
Sophisticated urban home with rooftop and porches.



10 BOATHOUSE CLOSE
\$1,599,000 | 4 BD | 4.5 BA
Lakefront home with dramatic two story kitchen.

I'ON BY THE NUMBERS

Traditional Old South architecture, but built for today's lifestyles. Selected as the Best Neighborhood in America, this neighborhood offers shopping, spa, restaurants, parks, churches, a private swim & tennis club, lakes, a community boat landing and docks along Hobcaw Creek. It looks like it has been here for hundreds of years, but it's only 18 years young.

I'ON MARKET FACTS

\$331

AVERAGE SOLD
PRICE PER SQ. FT.

**\$600,000 -
\$2,500,000**

PRICE RANGE

60

HOMES SOLD
IN 2016

ABOUT PLACES OF DUNES PROPERTIES

Laurie Thornhill

Laurie Thornhill is one of the original settlers in I'On. Purchasing her first home in 1998, her family was the 6th family to move into I'On. She has witnessed over 18 years of growth in I'On. Laurie worked for the developer, the I'On Company, and was the top producing agent until 2005 when she and the I'On Broker in Charge, Chris Anderson, left and started Places Real Estate. In September, 2016 Places merged with Dunes Properties. Laurie worked closely with the custom builders who made up the I'On Guild and served on the first I'On Trust Board. Her historical and vast knowledge of I'On gives her clients access to useful insider and pertinent information about the neighborhood and specific homes when purchasing a home in I'On. Annie Henderson, another longtime resident and current I'On Trust Board member, works closely with Laurie marketing and selling homes in I'On.

Our philosophy is simple, we are client driven and are in the business for the long haul. In a world of transactions, we concentrate on our clients and their needs throughout the process of buying or selling a home. Our clients are our neighbors and our friends.

COMMUNITIES WE REPRESENT

SULLIVAN'S ISLAND

Southern charm meets the Atlantic in this historic and charming beachside neighborhood. Turn of the century homes (20th Century, that is) exude the character of days gone by where early Charlestonians fled for fresh air and ocean breeze.

OLD MT. PLEASANT

Homes in established neighborhoods convenient to downtown, the beaches and Patriots Point Complex, Shem Creek Dining and the Ravenel Bridge. These neighborhoods include I'On, The Old Village, Olde Park, Hobcaw Plantation, Molasses Creek, The Groves and Cooper Estates.

SOUTH OF BROAD

The backdrop of most selfies taken in Charleston, this historic district offers quirky cobblestone alleys, grand harborfront homes, and a reasonably quiet place to live - except when the horse-drawn carriage sweeps down your street with camera-toting tourists!

LUXURY WATERFRONT HOMES

From John's Island waterfront estates to the East Islands chic beach houses, Laurie has brokered some of the finest waterfront homes.





FOR FURTHER INFORMATION CONTACT

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Places of Dunes Properties does not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

