

REALTOR INFORMATION



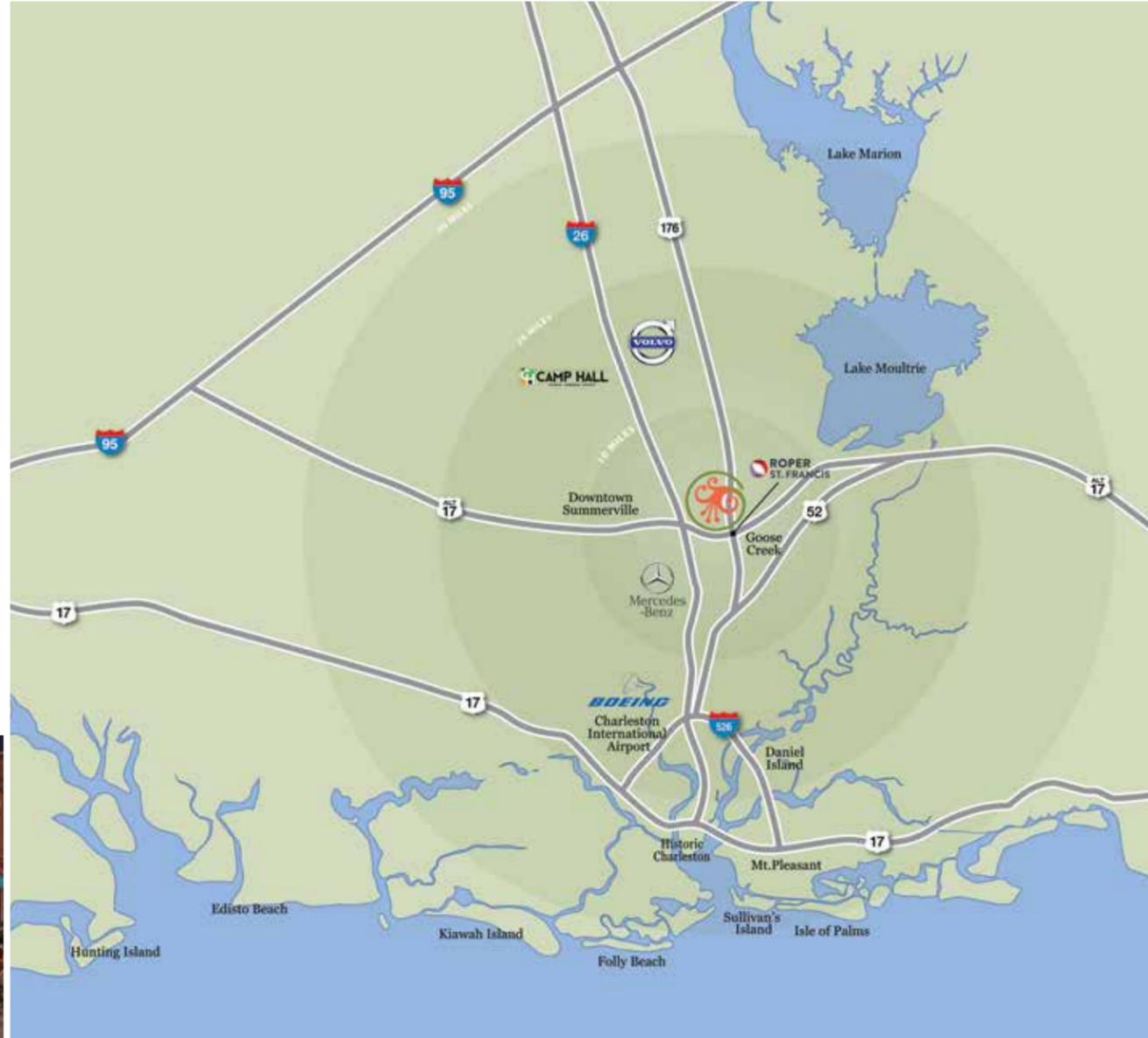

CARNES
CROSSROADS

We recognize that real estate professionals play a vital role in helping make Carnes Crossroads a vibrant and successful community. That's why we've put together this document. It addresses frequently asked questions so that you may share the most up-to-date information about Carnes with your clients.

LOCATION

Carnes Crossroads is located within the City of Goose Creek and Berkeley County at the intersection of North Main Street (Hwy 17A) and St. James Avenue (Hwy 176). The community is just three miles from exit 199 on I-26, four miles from historic downtown Summerville and 23 miles to Charleston. I-95 is easily accessible, just 30 miles away.

Although it has a Summerville zip code, Carnes Crossroads is part of the City of Goose Creek and benefits from the City's municipal services.

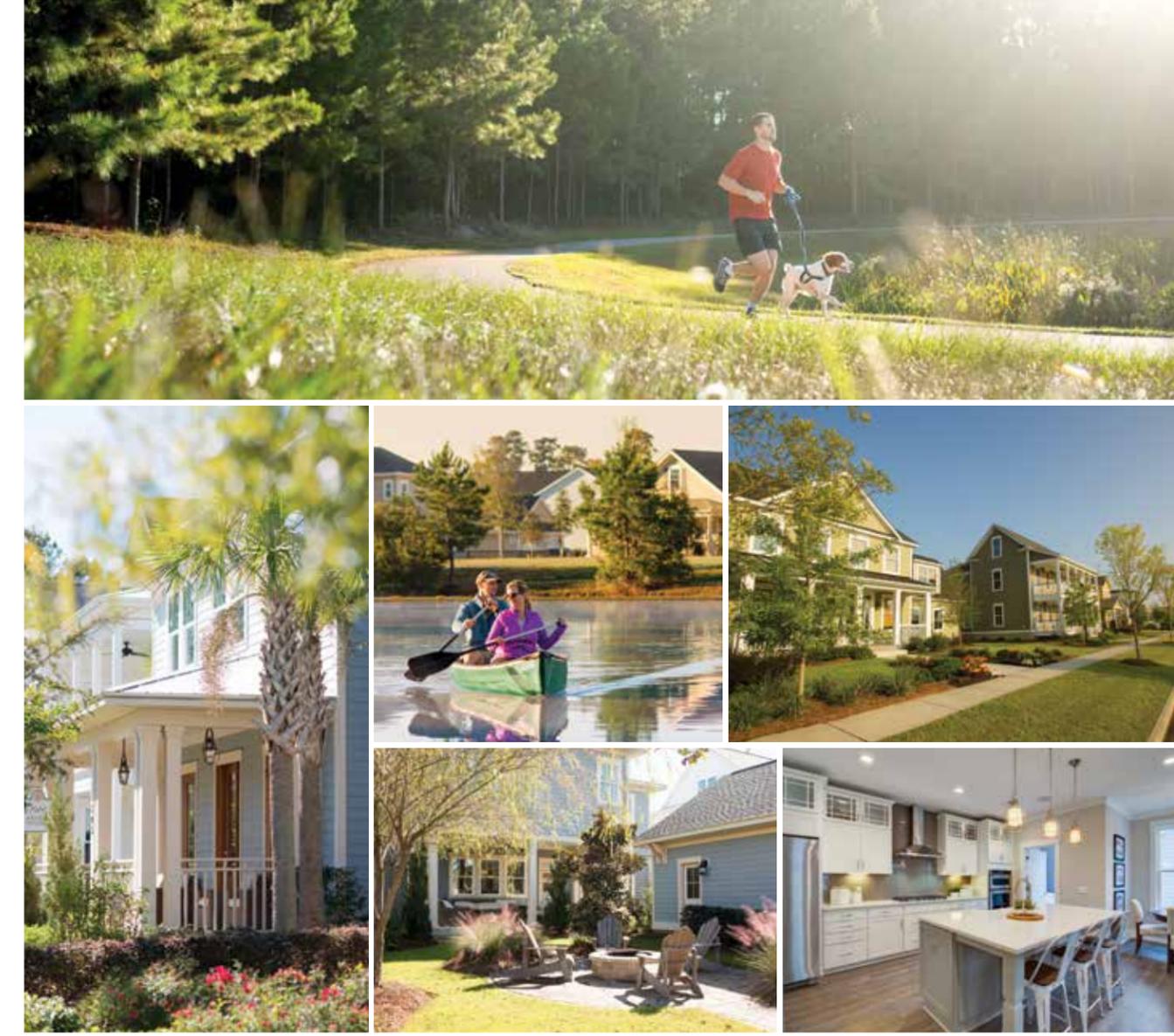


DEVELOPER

Carnes Crossroads is a master planned community, benefiting from the thoughtful long-range oversight of a single developer. The ownership is comprised of many of the same individuals and entities who are developing Daniel Island, an award-winning and established master planned community within the City of Charleston. Day-to-day development activities at Carnes are being managed by the DI Development Company, one of the most experienced community development teams in the southeast.

BUILDERS, HOMES & NEIGHBORHOODS

David Weekley Homes, Eastwood Homes, Pulte Homes and Sabal Homes are building homes within Carnes Crossroads. Homes are currently being built in three neighborhoods: St. Thomas Park, St. James Park and Philips Park. They range in size from 1,745 to 3,000 square feet and pricing begins in the mid-\$200s up to \$500s.



AMENITIES

The neighborhoods at Carnes Crossroads are being crafted around large lakes, parks and open greenspace that provide a wide range of recreational opportunities for residents. Miles of trails connect parks, neighborhoods and the downtown businesses at Carnes Crossroads.

CURRENT PARKS INCLUDE:

- Playground and Dog Park on Parish Farms Drive
- The Village Green in St. Thomas Park
- Ashby Park in St. James Park
- Callibluff Sports and Playing Field

The property's historic Green Barn has been transformed into an open-air gathering space for resident and community events. It is adjacent to a 25-meter competitive pool with a beach entry and play areas.



SCHOOLS

Students at Carnes attend three new Berkeley County Public Schools, all located just a short drive away. Cane Bay Elementary School (K-5), Cane Bay Middle (6-8) and Cane Bay High School (9-12) offer state-of-the-art campuses, academic and vocational classes, and numerous athletic programs.

Northwood Academy, an established and highly-regarded private school, completed the relocation of its campus to Carnes Crossroads in 2017, and the school serves children in preschool through 12th grade in the heart of the community.



TOWN & BUSINESSES

The first restaurants at Carnes Crossroads have opened and include The Grill at Windmill Station, Deja Brew Coffee & Café, Small Cakes Cupcake & Creamery and the Philly Pretzel Factory. Additional restaurants and retail shops are also in the construction and planning stages. Major retailers and "big box" stores are located within three miles.



MEDICAL

The Blake, an upscale assisted living facility, provides exceptional senior living and memory care. And some of the Lowcountry's leading medical professionals, including MUSC, Palmetto Eye Institute, Charleston ENT and Allergy, Charleston GI, Low Country Rheumatology, Sweetgrass Pediatrics and more, have opened practices within Carnes Crossroads.

Roper St. Francis is currently building a 90-acre medical campus at Carnes Crossroads that is home to a medical office building and will soon be the location of Berkeley County's first full-service hospital (scheduled to open in 2019).



PROPERTY OWNERS' ASSOCIATION

The Carnes Crossroads Property Owners' Association is the HOA for residential property owners within the community. It is responsible for overseeing and maintaining common areas, enforcing the community's Covenants, Conditions & Restrictions, and planning and facilitating social and recreational programming and events.

The annual assessment for Carnes Crossroads residential property owners is currently \$636 plus a \$118 road reserve fee. This covers maintenance and management of community amenities including parks, trails, and the pool and Green Barn, enforcement of the community's Covenants, reserve funds for road maintenance, and special programming for residents.

ARCHITECTURAL REVIEW BOARD

The Carnes Crossroads Architectural Review Board has set guidelines that ensure all homes within the community will be appropriate to their setting and in harmony with their surroundings. The Information Center staff can provide you with a copy of the ARB Guidelines or you can find them online at CarnesPOA.org.



STATE & LOCAL PROPERTY TAXES

South Carolina has a tiered, indexed personal income tax that ranges from 0% to a maximum rate of 7.0% for income over \$13,150. There are six income tax brackets that are adjusted annually for inflation. There is no state tax on real or personal property – these taxes are levied by local government. Residents of Carnes Crossroads pay Berkeley County property taxes annually, which is 4% for qualified, owner-occupied residential real estate. Sales tax in Berkeley County is 8.0%.

MUNICIPAL SERVICES

Carnes Crossroads is in Berkeley County within the City of Goose Creek. The City of Goose Creek's police and fire departments and Department of Public Works serve residents living at Carnes Crossroads.

LET'S WORK TOGETHER

Our team of Community Specialists are here seven days a week to share the history of the area, our vision for growth and of course the Carnes lifestyle. If you like, we can teach you how to use the interactive display so you can present directly to your clients. We're happy to work together and help in any way we can. You can also use our private conference room to host clients, sign contracts or hold meetings. It's a great meeting place before or after you tour Carnes...and even comes with a view of the historic Green Barn!

Once you're finished at the Info Center, make your way down Model Row to our builders' five beautifully furnished model homes. We have a close relationship with each of our builders and are happy to introduce you to their sales teams. We want you to feel welcome at Carnes Crossroads.



DIRECTIONS

From I-26: Exit 199B for Highway 17 A (North Main Street). Travel 3 miles to Carnes Crossroads. Take the first left (1st Avenue) into the community. The Information Center is located at 513 Wodin Place, just across from the iconic Green Barn.

HOURS

Monday - Saturday: 10:00am – 5:00pm
Sunday: Noon – 5:00pm
Open until 6:00pm during Daylight Savings Time



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