

# LOW COUNTRY HOMES



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PRESENTED BY:



CAROLINA HOMES  
& LAND REALTY

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SEE PAGE 3

FREE

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## Featured Listing



**1949 WOLFE CREEK RD • \$574,000**

Country living at its finest! A short distance from town and situated on 10 +/- beautiful acres, this property is a treasure. Custom features begin at the gated entrance and move along the beautiful tree lined drive to the home. Offering 3,200 Sq. Ft., 4 bedrooms, 3.5 baths, 10 ft. ceilings, triple carport, and a pool with an outside cooking area.



**4157 COTTAGEVILLE HWY • \$260,000**

This well maintained home sits on 7.7 +/- acres, offers 2,184 +/- sq. ft., family room with gas log fireplace, 4 bedrooms, 2 baths, bonus room, large laundry room, & spacious eat-in kitchen. There is a nice front porch and deck on the back of the house. Approximately 4 acres is fenced at the back of the property to accommodate farm animals.



**1467 MOUNT CARMEL RD • \$52,500**

Affordable mobile home on almost 2.8 +/- acres. Offers 3 bedrooms and 1.5 bath, beautiful mature Oak, Magnolia and Holly trees. Agricultural views but close to town.



**2035 WOLFE CREEK RD • \$299,900**

40+ acres featuring a 40' X 80' shop with office, full bath and parts room. There is a walk-in cooler behind the shop. There is a separate office building featuring a reception area, kitchenette, 6 offices and 2 half baths. This building could easily be remodeled into a residence.



**1917 PINE GROVE RD • \$197,500**

This mobile home sits on 15 +/- acres offers 1,800 Sq. Ft. 2 baths, 3 bedrooms all have walk-in closets, wood burning Metal roof was installed in 2013. There are 3 separate septic tanks on this property. There is a metal storage building that sits on a concrete pad and will convey.



**182 RETREAT DR • \$489,499**

This freshly painted inside and out well maintained 2 story home, sits on 4.2 acres, offers 2,200 sq. ft., 3 bedrooms, 2 baths, living room, family room, dining room, gas log fireplace. The attic is unfinished, and could possibly be used as additional living space.



**409 HILTON HALL RD • \$339,000**

COUNTRY LIVING 5 MINUTES FROM 195!! The home sits on 8.5 +/- acres, has a wrap-around porch, offers 2,248 Sq. Ft., 5 bedrooms, 3 baths, living room, dining room, and so much more! The master suite has a fire place, whirlpool tub, walk-in shower, and dual vanities. There is a pond, and a 3 stall barn ready for your horses/farm animals.



**103 PERRY RD • \$167,000**

Home offers 1,401 sq. ft. 3. bedrooms, 2 full baths, eat-in kitchen, and a large family room with a gas log fireplace. The family room, hall and bathrooms have Bamboo Flooring. A new roof was installed in 2017 on the house and garage. Storage Building will convey with the sale of the house.



**318 NEW STREET • \$59,000**

This brick home sits on .6 +/- acres, located in the country, offers 1,448 sq. ft., 3 bedrooms, 1 bath, hardwood floors, and a carport.



**1725 ACADEMY RD • \$268,000**

Nice brick home 2,159 Sq. Ft., 3 bedrooms, 2 baths, on 2 acres. Home features large formal living-dining combination, eat-in kitchen with pantry, family room, laundry room. Home has a nice large attached 2 car garage. FROG with full bath. Home also features a 50 x 40 two-bay workshop/garage.



Robin E. Harrison  
Owner, BIC  
843-866-3163  
[rbh@lowcountry.com](mailto:rbh@lowcountry.com)



Sara P. White  
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843-893-7004  
[white@lowcountry.com](mailto:white@lowcountry.com)



Joan Bruce  
Broker/Agent  
843-893-6561  
[joanbruce57@gmail.com](mailto:joanbruce57@gmail.com)



Rilee Westbury  
Agent  
843-908-2965  
[rileewestbury@yahoo.com](mailto:rileewestbury@yahoo.com)



Vicki Carl  
Agent  
843-635-1900  
[vcarl1010@gmail.com](mailto:vcarl1010@gmail.com)



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## RESIDENTIAL LISTINGS



**464 WESLEY CHAPEL ROAD - COTTAGEVILLE - \$204,900**  
This property is ready for you to make it your own and to have a rental unit also to help you pay the mortgage. There are 2 mobile homes on almost 12 acres! The first home is a 3 bedroom, 2 bath home 1,750 sqft. The second home is 2,362 sqft 4 bed, 2 bath home. These homes can be easily separated if you want to sell one. Plenty of room for farm animals in a quiet setting. Call today!



**90/98 TAYLOR STREET - VARNVILLE - \$168,000**  
Newly renovated duplex that would make a great starter home for a new family needing help with mortgage. Great investment if you are looking into property management! Larger side has master suite and 2 additional bedrooms with bathroom in between. Smaller side has 2 bed and 1 bath. \*Both sides come with refrigerator, stove, dishwasher and washer/dryer connection.



**731 HOMESTEAD DRIVE - LODGE - \$239,000**  
Beautiful Country home on 26.9 acres, some hardwood with open land for food plots and a small pond. 4 bedrooms, 2.5 baths, Great property for a small farm, hunter or equestrian enthusiast.



**12731 LOWCOUNTRY HIGHWAY - RUFFIN - \$200,000**  
A rare opportunity to own a beautiful home in the country. This home has been freshly pressure washed and sealed, deserves a second look. Motivated seller! Please bring all offers! 15 minutes from Walterboro. Enjoy the peace and quiet of the country!



**701 SHAW DRIVE - \$139,200**  
Great fixer upper with a TON of potential to be a beautiful home/office in a great part of town. Nice sized lot that already has a paved parking lot. \*to be SOLD AS IS



**1223 HOMESTEAD DRIVE - LODGE - \$79,500**  
Beautiful 4.8 acre lot with a mobile home and storage shed/ barn. Enjoy the peace and quiet of country living in Lodge or purchase as an investment property.



**1617 GOODLAND ROAD - BRANCHVILLE - \$239,000**  
Beautiful country home on 26.5 acres mostly wooded, with timber value, 3 bedrooms, 2 baths, fireplace, open kitchen great room area, front porch, out buildings, plenty of room for horses, small farm, great hunting area.



**119 JONES CIRCLE - BISHOPVILLE - \$59,900**  
A beautiful, cozy, 720 Sq ft cottage, 1 bedroom & bath, remodeled kitchen, full length porch, quiet neighborhood.



**451 BETTER BUILT WAY - RUFFIN - \$674,000**  
Custom built home on 33 +/- acres of open fields & woods & a workshop. Stone fireplace in family room. Knotty pine floors throughout. Beautiful kitchen with gas cooktop, gas stove, & breakfast nook. There are 3 bedrooms & 2 1/2 baths. Two story workshop with 1 bedroom, 1 bath apartment upstairs. Mancave with full kitchen & bath.



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complete list of homes at [www.coldwellbankerrealstate.com](http://www.coldwellbankerrealstate.com) or [www.tlandagency.com](http://www.tlandagency.com)

*Not responsible for typographical errors.*

# Featured Residential Listing



## 207 CHAMBLEE ROAD - \$199,000

Enjoy the Beautiful Evening Southern Sky! Newly renovated brick ranch, on 1.5 lots in upscale neighborhood, two blocks from CPA. Professional renovations performed by a licensed contractor: new shingled roof, new appliances (excluding oven), granite counter tops, & lots of cabinets, refinished hardwood floors in foyer & kitchen, & wood burning fireplace in the kitchen/den area, new tile in the master and guest bathrooms, 4 bedrooms, 2.5 baths, Sun room, in-ground pool & deck, metal outbuilding. Many more features!

## LAND, LOTS AND ACREAGE

- 0 WEST PULASKI DR - HAMPTON - 23.5 AC - \$95,000 **NEW LISTING**
- 0000 RITTER ROAD - RITTER - 7.7 AC - \$65,450
- 5570 RITTER ROAD - RITTER - 1 AC - \$9,500
- GARNSEY LANE - RUFFIN - .9 AC - \$ 8,000
- 185 BRANDON COURT - WALTERBORO - \$13,000
- 308 RED COMET - WALTERBORO - \$10,000

- 111 HARVEST WAY - WALTERBORO - \$23,000
- 2349 CHARLESTON HIGHWAY - WALTERBORO - \$ 50,000
- TEAKWOOD DRIVE - WALTERBORO - \$39,000
- 2 LOTS - KNIGHTS AVENUE - \$4000 EACH
- BREDELL COURT - \$4000
- 2 LOTS - ROSE AVENUE - \$4000 EACH



# Simple Home *Renovations*

## 7 projects that improve resale value

### FAMILY FEATURES

**E**ven if you have no immediate plans for leaving your home, it's a good idea to approach renovations with resale value in mind. Upgrades that are likely to appeal to future buyers protect your investment while also improving your enjoyment of the home.

One key to a successful renovation is figuring out how to personalize the space without making it so customized that it's not attractive to other potential owners. For example, eliminating a bedroom to create a giant walk-in closet may help achieve your dreams, but losing that bedroom can be a major hit to your home's value.

A good rule of thumb is to focus on aesthetics when it comes to integrating more of your personal tastes, because these can be easily changed with a coat of paint or minor work. However,

that doesn't mean you can't make other, more significant changes to enhance your home.

These renovation ideas – which include both cosmetic touch-ups and more labor-intensive suggestions – can help boost your home's value.

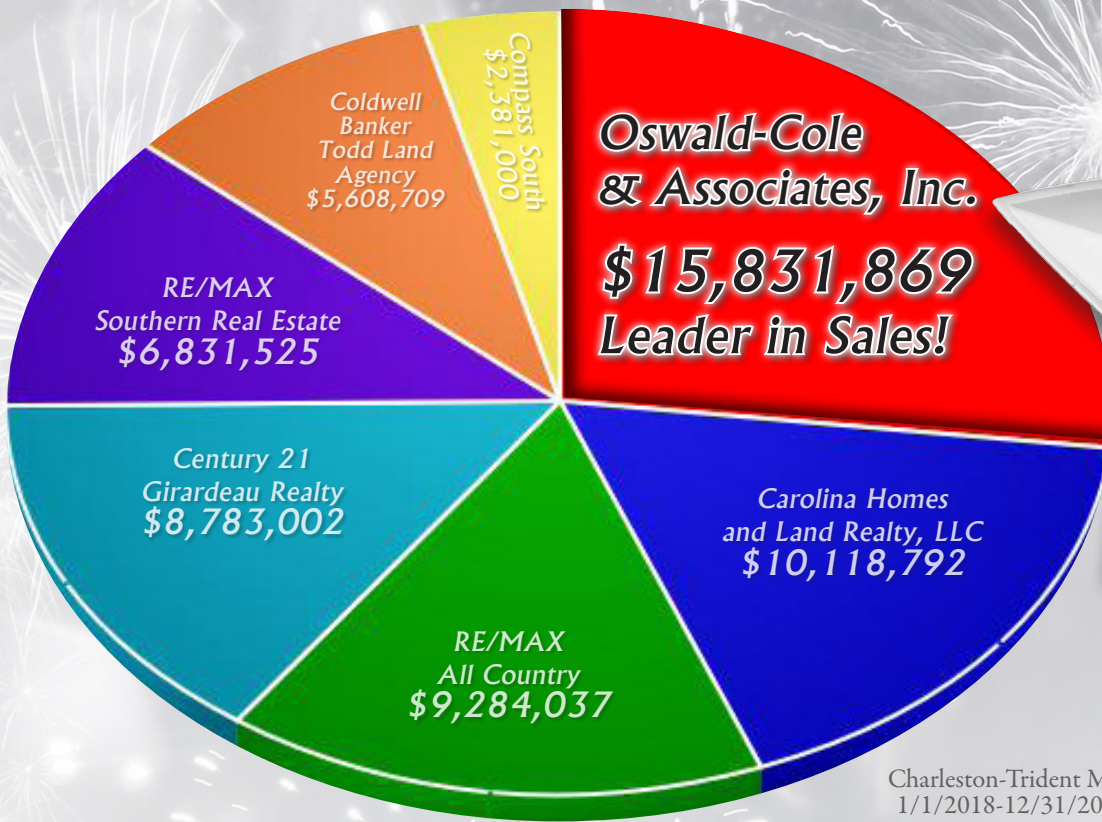
### **Open space**

Older homes were often designed with a boxy, formal layout that is less conducive to most modern families' needs. Today's open floor plans offer functionality for everything from keeping an eye on the kids while making dinner to entertaining guests. This type of floor plan can also make small rooms feel larger and invite more light into darker parts of the house.

The most cost-effective way to create an open space is to remove non-load-bearing walls (load bearing walls help support

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the roof; while they can be removed there's typically quite a bit more time, labor and expense involved). Removing a wall may not be that complicated unless you encounter plumbing or HVAC ductwork that needs to be relocated. You'll likely have some electrical outlets to move, and both the floor and ceiling will need attention to remove lingering signs of the former wall.

## Color change

Although paint is one of the easiest ways to personalize your home, it's also one of the least expensive, simplest ways to improve its value and appearance. A fresh coat of paint, inside or out, can create an appealing illusion of newness no matter the age of your home. For maximum resale value, stick to neutral tones so future buyers can focus on envisioning the place as their own, without the distraction of your own vibrant choices. If you don't like the thought of boring beige, consider adding accent walls for pops of color that can be easily changed down the road.

## Climate comfort

Not every aspect of home improvement is visible at first glance like a fresh coat of paint; some value-boosting upgrades are more behind the scenes. One example is climate management. If you renovate a space that needs better climate control, or if you add a new room where extending the existing ductwork is impractical, a split-ductless HVAC system may be the perfect solution. The ductless design saves HVAC contractors time during installation, therefore saving homeowners money.

An option like Mitsubishi Electric's MLZ One-Way Ceiling Cassette fits between standard 16-inch ceiling joists, eliminating the need for more complicated construction. The sleek, narrow-body design can be easily installed in existing homes and new construction projects. Additionally, these ceiling cassettes can be serviced from directly beneath the unit itself without an access panel, further eliminating the need to modify the surrounding area which can also provide

significant cost savings on installation. Learn more at [mitsubishicomfort.com](http://mitsubishicomfort.com).

## Adjustable lighting

A room's ambiance can be completely transformed with lighting. For multi-purpose rooms, an option like dimmer switches lets you customize the lighting to fit the use, which can vary throughout the day. A well-lit living room is essential for a large gathering or a small group gathered for game night. That same space can be equally inviting for an intimate conversation or a casual movie night with the lights turned down low. One of the best parts is minimal experience is needed to swap out standard switches for the more versatile dimmers. Plus, in today's technology-driven world, there's an app for seemingly everything – including lighting. Homeowners can control the ambiance from their phones by installing smart lightbulbs and lighting strips.

## Grunge-free garage

Even though a garage's functionality is the top concern for most buyers, a dingy, unkempt space can be a real turn-off. One way to instantly brighten and refresh the space is an epoxy coating on the floor. Applying the coating is relatively easy and once dry it helps prevent unsightly stains and damage in the future. Combine that

with a thorough sweeping, wiping down walls and other surfaces, and organizing the clutter to create a more inviting space you can utilize to the fullest.

## Understated elegance

Features like crown molding and other wood accents such as chair rails are elegant upgrades that can elevate a home's value with a relatively modest investment. An office or dining room is the perfect place to introduce these design elements to add a bit of formality to the space. You can also find crown molding in spaces like the living room, with the molding coordinating with built-in shelving flanking a fireplace. While getting the angles and fit just right is hardly a beginner's endeavor, it's a project that can pay dividends in the long run.

## Better bathrooms

Many homeowners approach a bathroom upgrade with big projects in mind, like swapping out the vanity, replacing the tub or installing tile flooring. However, it's possible to make a noticeable impact with much smaller changes. Simply updating bathroom fixtures and fittings such as shower heads, faucets, towel racks and lighting can transform the space with minimal effort and far less work and expense than a large-scale renovation.





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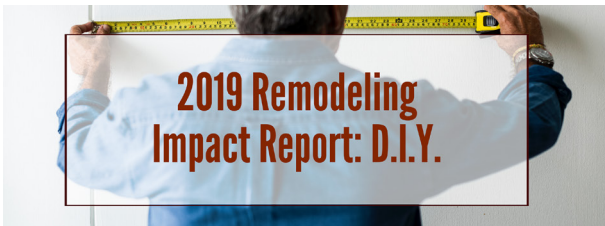
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**2019 Remodeling  
 Impact Report: D.I.Y.**



**DO IT YOURSELF?**

**47%** 47% of consumers completed a home renovation project themselves (D.I.Y.)

**53%** 53% of consumers hired a professional to do the home renovation project.

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**When to Hire a Professional and When to D.I.Y.**




41% of consumers preferred to hire a professional on a project that added better functionality or livability.

For professional projects, 72% were interior and 28% were exterior.

The 3 most popular projects to hire pros for: HVAC replacement, complete kitchen renovation, adding a new bathroom.

Projects that reflect adding the consumer's personality to their home were twice as popular to D.I.Y. than to hire a pro.

For D.I.Y. projects, 77% were interior and 23% were exterior.

The 3 most popular projects to D.I.Y.: closet renovation, basement conversion to living area, hardwood flooring refinish.

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**Pet Projects**




56% of those who did an animal renovation in the home did it themselves. 44% hired a professional.



The most popular pet projects to D.I.Y.: built-in pet beds (88%), an animal pool (84%), cat litter closet (83%) and built-ins for pet dishes (76%).



**Who D.I.Y.s?**



**73%** 73% of Millennials and 51% of Gen X chose to D.I.Y. their home project.

**70%** 70% of the Silent Generation and 52% of Older Boomers chose to hire a professional to do their home project.



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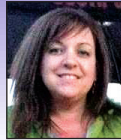
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**1235 Fulton Lane • \$130,000**  
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**87 Sandy Dam Lane • \$115,000**  
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**201 Partridge Trail • \$357,000**  
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**00 PLANTATION LANE**  
This lot is located in the beautiful Cypress Pointe Subdivision.  
**\$30,000**

**0 NUNUVILLE RD**  
Conveniently located between Walterboro and Cottageville, this property is ideal for your next home site.  
**\$118,500**

**0 WATERSHED CT.**  
The lot sits on a paved drive with entry lights and oak trees coming into the subdivision.  
**\$12,500**

**0 NUNUVILLE ROAD**  
Located between Walterboro and Cottageville.  
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