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REAL ESTATE GUIDE

APRIL 2019

COVER HOME
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Featured Property



915 Wichman Street - \$244,500
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Turn back the hands of time as you stroll through this richly renovated Historical home in the heart of Downtown Walterboro, situated on a rare double lot. It boasts three stories, 3 fireplaces, 10-foot ceilings, a double garage, heart pine and oak flooring, a cellar and has a flexible floor plan. There's also a casual dining/Breakfast Room with built-in China Cabinet, a den with fireplace, an updated Kitchen, oversized laundry room, a stylish Black & White ceramic-tiled bathroom with Stained-glass Window. The second floor offers three to four bedrooms (two are 20 feet long!), walk-in closets.



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426 SARAH STREET - \$205,000
4 BEDROOMS, 3 BATHS - 1,965 SQ. FT.



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363 MADISON STREET - \$175,000
4 BEDROOMS, 3 BATHS - 2,512 SQ. FT.



NEW LISTING!

SAINT GEORGE

566 OLD ST GEORGE ROAD - \$180,000
3 BEDROOMS, 2 BATHS - 1,800 SQ. FT.



WALTERBORO

147 WAVERLY ROAD - \$175,000
4 BEDROOMS, 2 BATHS - 2,086 SQ. FT.



REDUCED

WALTERBORO

1625 MAPLE RIDGE ROAD - \$172,000
3 BEDROOMS, 2 BATHS - 1,960 SQ. FT.



WALTERBORO

205 ELMWOOD ROAD - \$140,000
3 BEDROOMS, 2 BATHS - 1,440 SQ. FT.



Terri Cole
Owner, BIC



John Cole
Owner, Realtor



Melissa Beach
Broker



Kelly Sweatman
Realtor



Niki Hunter
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Shirley Judy
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Home Decor 101

Decorating with bold colors

FAMILY FEATURES

From dark and moody to vibrant and bold, colorful design is gaining favor among homeowners ditching safe, neutral palettes to create more daring, dramatic spaces.

Decorating with deeply saturated colors can be intimidating. Explore these ideas to welcome more bold colors into your home and create inviting spaces for living and entertaining.

Walls of color

Say goodbye to beige and embrace the bold color trend by enhancing walls with hues that make a statement. The trick is to avoid making colors so loud that the space loses its stylish appeal. Bold doesn't necessarily mean bright, so look for muted variations of the shades you prefer. Also remember that when it comes to design, there is such a thing as too much. If painting all the walls in a space will close it in or make it feel lost in the dark, try adding color in more subtle ways, such as an accent

wall (or two), or painting the ceiling as your accent. Another option for implementing vibrant wall color: stick to smaller rooms, where the bold look is less likely to be overwhelming.

Illuminate color with natural light

When decorating with statement colors, remember that lighting can make a significant difference in the overall aesthetic. In addition to lighting fixtures, be sure to incorporate plenty of natural light to bring out the best in those bold hues.

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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 be separated if you want to sell one. Plenty of room for farm animals in a quiet setting. Call today!



606 4TH STREET - OLAR - \$69,000

Back to the small town life, quiet neighborhood away from big city congestion, 3 bedrooms, 2 baths, with a garage and storage building.



302 COUNTRY LANE - \$148,880

Affordable, Beautiful, Open Concept, professionally renovated brick home located within walking distance to Forest Hills Elementary School. New appliances, bright kitchen, hardwood and tile floors, 2 master bedroom options, and many other features. A must see!



1617 GOODLAND ROAD - BRANCHVILLE - \$237,500

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.



207 CHAMBLEE ROAD - \$199,000

Newly renovated brick ranch, on 1.5 lots in upscale neighborhood, two blocks from CPA. 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!



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.



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



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.



405 TULIP DRIVE - \$149,900

Open Floor Plan, with fireplace, 3 bedroom, 2 bath located in Hyde Park Subdivision, close to hospital & doctor's offices. Roof is 2 years old. Garage has been made into den, play room ideal for children. Fenced yard, ready for those furry friends to move right in. Nice patio for entertaining. Easy to show, call today!



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complete list of homes at www.coldwellbankerrealstate.com or www.tlandagency.com

**Not responsible for typographical errors.*

Featured Residential Listing



1323 Clatty Farm Road - SMOAKS - \$449,500

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LAND, LOTS AND ACREAGE

- GAINES CR - COTTAGEVILLE - 1.1 AC - \$13,000
- WEST PULASKI DR - HAMPTON - 23.5 AC - \$95,000
- 5676 MOSELLE RD - ISLANDTON - 4.6 AC - \$26,000
- BELLS HWY - LODGE - 12.5 AC - \$37,800
- HWY 78 - RIDGEVILLE - 14.2 AC - \$330,000
- MIDNIGHT LN - RUFFIN - 5.6 AC - \$32,000

- GARNSEY LN - RUFFIN - 0.9 AC - \$8,000
- CLATTY FARM RD - SMOAKS - 1.1 AC - \$11,000
- 769 WILSON RD - VARNVILLE - 1.47 AC - \$25,000
- HENDERSONVILLE HWY - WALTERBORO - 248 AC - \$445,000
- 5326 SIDNEYS RD - WALTERBORO - 45 AC - \$295,000
- 174 WASSON LN - WALTERBORO - 6.9 AC - \$ 74,500 - **POSSIBLE OWNER FINANCING!**

To bring natural light deeper into the space, consider skylights as an option with a solution such as Velux No Leak Solar Powered Fresh Air Skylights, which can bathe the space in natural light and open to bring in fresh air. Another smart way to capture natural light is by installing an option like Sun Tunnel skylights. With their low-profile design, they create a sleek appearance, and installation is also quick and easy. Learn more at whyskylights.com.

Bold furnishings

An often overlooked but essential component of design is the furniture. Creating a colorful, inviting room doesn't stop with the walls and floors; what's in the room can bring the colors to life. Think of the space and all its contents, not just the architectural components, as your canvas for creating the space you envision. If you're hesitant to invest in a pricy couch in a trendy hue, a compromise might come in the form of a richly colored accent table or chair.

Creative cabinetry

Traditional wood grain cabinetry sometimes gives way to far more creative color schemes in kitchens and bathrooms. While white is still a popular choice, and can even be considered bold in the right setting, true color on cabinets is also gaining traction among homeowners. With the right backsplash, countertops and flooring, you can safely install cabinets in a uniform color throughout the kitchen, but another on-trend option is to reserve the color for an island base or just one wall of cabinets. You could even mix and match colors on the tops and bottoms. Detail elements like the hardware provide another opportunity for a bold look. You can enhance the room's design with standout pulls that lend extra vibrance to the space.

Fabric with flair

Textiles provide nearly unlimited options to balance a bold design. Using lighter fabrics for elements such as draperies, upholstery, rugs and decorative pillows can soften the feel of a room with bold tones. Look for subtle patterns that pull in hints of the deeper hue to bring the look together, or simply coordinate shades from complementary color families.



Unexpected Pops of Color

Designers often talk about adding pops of color to bring together a palette, but there are no real rules about where those color enhancements can or should be. Introducing vibrant color in unexpected places can be an especially impactful way to stylize a room.

One example is with a skylight blind, which provides a decorative element while also allowing for light control. If you prefer a trendy option like combining dark colors with metallic accents, consider options such as a metallic gold skylight blind from Velux to connect to the room decor below. More than 80 color and pattern choices heighten the drama of a skylight blind, and you can choose from features like room darkening, light filtering and Venetian-style blinds to add function as well.

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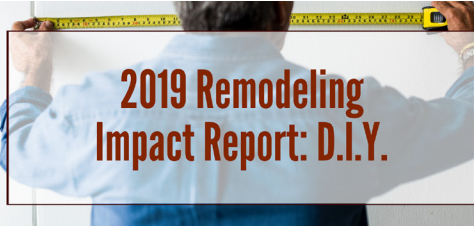
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**2019 Remodeling
 Impact Report: D.I.Y.**



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



58% 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.



5 DIY Spring home repair hacks

FAMILY FEATURES

Even if you're not terribly handy, there are many simple household repairs that you can easily do yourself to avoid unnecessary time and expense. This is especially true in the spring, when little improvements can make a big difference in your comfort and energy consumption.

If you're like most people, your home is your single largest investment, so it's common to be apprehensive about tackling home repairs if you have little experience. However, learning to do some basic home maintenance is a smart way to protect and maintain your home's value without having to locate, schedule and supervise a contractor.

These common household fixes to winter-proof your home are easy enough for a novice, but might just give you a boost of confidence to tackle bigger projects in the future.

Painting

There's no time like the dull, dark days of winter to realize how dim a room may be. When you're spending more time indoors anyway, it might as well be for a productive purpose, like adding some life to a dreary room. Whether you update the entire space or simply add an accent wall, painting is a low-cost, entry-level way to enhance your home's aesthetic appeal.

Seal air leaks

According to the U.S. Department of Energy, the average home has a half-mile of gaps and cracks where air and moisture can enter, and these air leaks account for 25-40 percent of the energy used for heating and cooling a typical home. Filling gaps and cracks brings immediate savings while making the home more comfortable and environmentally friendly. It actually takes little time or skill to fix

air leaks, which are especially common around doors and windows. The key is using a quality product, such as the GREAT STUFF(tm) Insulating Foam Sealant, which is specially formulated to seal gaps and cracks to help block air, moisture and pests. To make repairs even easier, the sealant is available with the GREAT STUFF(tm) SMART DISPENSER(tm), which offers more precision, less mess and product reusability.

Add insulation

Another energy-saving idea you can tackle by yourself is improving your home's insulation. A great deal of the home's heat escapes through the attic, but adding more insulation can help trap warmth, making your home more energy efficient. Insulation also helps resist moisture infiltration and condensation, which is particularly concerning during the winter months.

Tile accents

If you're overwhelmed by the idea of laying your own tile floor, starting with some accent tile is a simple way to practice. A bathroom or kitchen backsplash is a small space that requires a relatively small amount of material and a well-defined work space. When selecting your tile, be conscious of how much trimming you'll need to do to accommodate features like electrical outlets; choosing a smaller tile or using sheets of tile may make that step easier.

Add storage

Spending extra time indoors is likely to remind you just how cluttered some areas have become. Take advantage of the time to organize and add storage elements to help keep your space neat and clean. Organizer shelves and closet systems are typically easy to assemble and can serve as functional additions to your home.





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Featured Listing



269 GATOR WALK ROAD • \$329,000

Located on the Edisto River has a floating dock and use of a neighborhood boat ramp. The open floor plan offers 1,518 square feet, wood flooring through-out, 3 bedrooms, 2 baths, family room with cathedral ceilings and fireplace. The master bedroom is on the first floor and opens onto a screened porch.



2035 WOLFE CREEK ROAD • \$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.



1949 WOLFE CREEK ROAD • \$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.



784 N. JEFFERIES BOULEVARD • \$775,000

The home/office/business is immaculate and is located in the heart of Walterboro! Sits on 10 +/- acres and offers 2,122 square feet, 3 bedrooms 2 baths, living room with fireplace, granite counter tops and basement. With the 10 acres, it is like country living even though you are in the center of town.



610 LYNNWOOD ROAD • \$175,000

Located in the desirable Forest Hills Subdivision! This home had a new roof installed in 2018, offers 1,722 square feet, 3 bedrooms, 2 baths, family room, eat-in kitchen, separate dining room, laundry room, garage and deck off the back of the house. There are laminate wood floors in the family room and dining room, and ceramic tile in the foyer and kitchen.



108 WILDWOOD DRIVE • \$134,000

This well maintained, brick ranch home offers 1,163 square feet, 3 bedrooms, 1 bath, family room with an electric fireplace, and laundry room. There are hardwood floors through-out the house, and ceramic tile in the kitchen and bath. New metal roof was installed in 2017. There is a nice storage building that has power.



3207 MYRTLE STREET • \$515,000

Located at Edisto Beach! The open floor plan offers 2,359 Sq. Ft, 4 bedrooms and 3 full baths, and a bonus room. The 2nd floor is the master retreat, large bath with his and her sinks, a walk-in shower and even a 2nd laundry.



1374 BELLS HIGHWAY • \$130,000

Location!! Location!! Great opportunity to own a home or investment property. The home needs some TLC, but has lots potential. It offers 1,299 square feet, living room, family room, eat-in kitchen, 2 bedrooms, 1 bath, and a sunroom. It is located close to area businesses, dining, schools, hospital and I-95 exit 57.



10758 COTTAGEVILLE HIGHWAY • \$250,000

LOCATION! LOCATION! This home is located in the heart of Cottageville. It offers 1,425 square feet., 3 bedrooms, 1 bath. There is a 3,000 building/workshop on the property that has electricity.



11768 COTTAGEVILLE HIGHWAY • \$149,900

Located in a country setting, this manufactured home sits on 1.1 +/- acres, offers 1,680 square feet., 3 bedrooms, 2 baths, living room with fireplace, and eat-in kitchen, front and side porch.



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Featured Commercial Listings

4510 Jefferies Highway | \$139,900 | 2,360 sq ft



205 Meadow Street | \$195,000 | 3,125 sq ft

726 N. Jefferies Hwy | \$450,000 | 2,145 sq ft
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