

LOW COUNTRY HOMES



FREE

REAL ESTATE GUIDE

MAY 2019

COVER HOME
PRESENTED BY:



CAROLINA HOMES
& LAND REALTY

MLS# 19006478

SEE PAGE 3



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Featured Listing



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.



VACANT LAND

2222 BELLS HIGHWAY • \$600,000

LOCATION, LOCATION! This property offers 4.01 +/- acres and is located high traffic area just past the Wal-Mart Shopping Center. There is city water available for hook-up to the property. I-95 Exit 57, restaurants, hotels, and other business are a minute away.



COMMERCIAL

10852 COTTAGEVILLE HIGHWAY • \$385,000

Building and Land Investment Property, is located in the heart of Cottageville SC. The property offers 2.33 +/- acres, a building with 2,029 +/- sq. ft. that is currently being leased to Subway. There is an additional 1,233 +/- sq. ft. three-bay self-serve car wash, and two vacuum stations.



COMMERCIAL

1260 BELLS HIGHWAY • \$179,000

Great Investment Opportunity! This 3,743 sq. ft. building sits on .50 +/- acres, and is located in a high traffic area surrounded by several business. I-95 exit 57 is less than 1/2 mile away.



610 LYNNWOOD ROAD • \$164,000

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.



409 HILTON HALL ROAD • \$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.



890 DANDRIDGE ROAD • \$129,900

This charming ranch has been lovingly maintained by the same family since it was built! Offers 1,116 Sq. Ft., 3 bedroom, 1 bath, living room, fireplace, dining room, carport, and a detached garage. The back yard is fenced. There's a lot of bang-for-your-buck in this little treasure.



414 CHURCHILL ROAD • \$249,000

Located in the desirable Forest Hills Subdivision. This brick ranch home sits on 1.7 +/- acres and offers 2,926 +/- Sq. Ft., 3 bedrooms, 2 full baths, living room, dining room, eat-in kitchen, and family room. There are hardwood floors throughout most of the house, ceramic tile in the kitchen and baths.



11768 COTTAGEVILLE HIGHWAY • \$148,800

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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7 Steps to Plan a Remodel

Remodeling your home can be one of the most exciting projects to undertake. Whether you're thinking about a bathroom update, kitchen overhaul or a new room addition, planning and setting realistic expectations are critical in ensuring your project goes as smoothly as possible.

Consider these steps from the National Association of the Remodeling Industry (NARI) before you get started:

1. Determine your goals and needs. Understand why you are undertaking the project, whether it's for resale value or so you can enjoy your home more. If looking to increase resale value, consider the neighborhood and potential upgrades that can have the highest impact when going to market. If remodeling can make for a more comfortable space, create a list of "must-haves" and "nice-to-haves" then evaluate what's feasible. Being realistic about needs and wants can help you create a budget.

2. Get inspired. Whether watching home improvement shows or browsing the internet, finding photos of styles and looks you admire can be beneficial when sharing your vision with a remodeling contractor.

3. Understand your budget. Setting a budget and staying within it is critical to the project's success. Be sure to build in a contingency fund for unforeseen expenses. Project expenses should factor in the cost of products, labor and project management. There are also possible additional costs such as long-term maintenance, repairs, energy use and a dining out budget if undergoing a full kitchen remodel or hotel costs sometimes necessary with large-scale projects. To avoid any unpleasant surprises, be sure to get a written estimate and scope of work once you've selected a contractor.

4. Determine timing. If there is a specific event driving your remodel, work backward through the various project stages to determine a realistic timeline. Build in additional time as a buffer for unexpected delays and recognize remodeling contractors typically have long lead times and may require flexibility to deliver optimal results.

5. Find a contractor you trust. Home remodeling can be stressful no matter how well you plan, but a dependable partner can make the process go smoother. While some of the best references may come from neighbors, friends or family members, a trade association like NARI can help with its online "Find a Remodeler" tool. Make sure any contractor you're considering has several years of relevant experience, as well as liability insurance.

6. Check references. When it comes to remodeling your home, you can never be too careful when choosing who to work with. Be sure to follow up on references, read reviews online and even check out the work of any remodelers you're considering hiring, if possible.

7. Prepare for the process. Regardless of the size of the project, there will almost surely be inconvenience, noise, dust and potential delays. Your daily routine will most likely be disrupted. Because it can be especially stressful when redoing the kitchen or an essential bathroom, you'll probably need to consider a backup plan or other arrangements throughout the duration of the project. Remember to also declutter the work area and protect or pack away any belongings that might be in the way during the renovation.



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Residential Listings

UNDER CONTRACT



278 WALDO ROAD - BAMBERG - \$114,500

Open floor plan, unfinished home, Make this your dream home by putting your own spin on the final construction. This home has a lot of potential! 1840 sq ft, enough room to have 3 bedrooms, 2 baths. Pool just off the back deck, pond, 10+- acres for farming and hunting.

REDUCED



606 4TH STREET - OLAR - \$59,000

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

SOLD



304 GADSDEN LOOP - \$48,880

Looking for a small starter home? Also would make a good rental. This is a 3 bedroom, 1 bath brick home in a nice neighborhood. Laundry room, Carport. Off street parking. City services! Call today to 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.

SOLD



468 CAROLINA CIRCLE - \$89,000

A darling picket fence invites you into the centerpiece of the home, the kitchen - a true gathering place large enough for the entire family. Inside you will find wood floors throughout the living room, hall and 3 bedrooms, tile floors in the kitchen and bathroom. The back yard is enclosed with a privacy fence. The appliances & two storage buildings in back also convey. This would make a great starter home or perfect for downsizing.



221 LAFAYETTE LANE - \$77,000

A beautiful, well maintained, two bedroom, two bath, mobile home with 0.7 lot located in Lafayette Mobile Home Park. All appliances in kitchen and the two work sheds and two car carports convey.

UNDER CONTRACT



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 - \$78,500

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.

UNDER CONTRACT



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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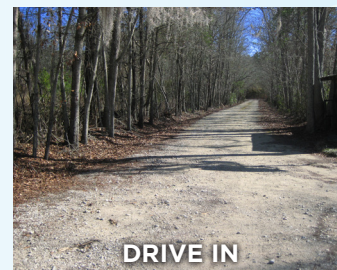
Featured Residential Listing



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

FLY IN OR DRIVE IN! To your private Get Away, a rustic Lodge in the South Carolina Lowcountry! Two Airplane Hangars to accommodate your planes.

Plenty of room for hiking, hunting, trail riding and enjoying the wildlife. Open pasture used for the private Airstrip or horses and farm animals. This property has some merchantable timber, also.



LAND, LOTS AND ACREAGE

1467 HIERS CORNER ROAD - WALTERBORO - 5.6 AC - \$22,000

24 GEECHIE CLUB LANE - COTTAGEVILLE - 2 AC - \$57,000

MIDNIGHT LANE - \$32,000 - **UNDER CONTRACT**

REID PLACE - 3 AC - \$48,500

WHITE SANDS ROAD - 1.93 AC - \$25,000

0 JEFFERIES HIGHWAY - WALTERBORO - 8 AC - \$90,000

174 WASSON LANE - WALTERBORO - 6.9 AC - \$74,500

5326 SIDNEYS ROAD - 45 AC - \$295,000

0 GARNSEY LANE - 0.9 AC - \$8000

111 HARVEST WAY - LOT - \$23,000

00 RIVERS STREET - WALTERBORO - 1.3 AC - \$20,000

0 HENDERSONVILLE HIGHWAY - 240 AC - \$445,000



Swing into Spring

5 ideas for updating your space

While spring naturally means it's time for a refresh for many homeowners, it doesn't mean you're limited only to a cleaning party. Take advantage of the season by using it as an opportunity to upgrade different areas of your home for reasons ranging from energy

efficiency and convenience to ease of living and safety.

With increasing technology for smart home devices and ever-evolving design styles, upgrading your home can be nearly anything you make of it. These ideas include ways

that you can add organization, revolutionize your home tech, increase energy efficiency, enhance security and more.

Find more ways to enhance your space this spring at eLivingToday.com.



Elegant, Functional Shelving

Open shelving can add character, design and attractive storage to your home. For example, ClosetMaid's Ventilated Shelving exhibits simple elegance and is both an aesthetically pleasing way to showcase your favorite things and functional enough to keep linens fresh in the closet or hold clutter at bay by the front door. Made from solid wood and epoxy-coated steel, these shelves are easy to install, durable and can complement nearly any room. Learn more at closetmaid.com.



Revolutionize Your Home

Take your smart home setup to the next level with assistance from a product like the Google Home Hub. Its 7-inch touch screen and built-in Google Assistant technology answers your questions, shows you the weather and more using voice recognition software. The virtual assistant is available at retailers like Office Depot or OfficeMax, which offer Workonomy Tech Services to install smart home devices for added convenience. It also works with other smart hubs for fluid integration between all your at-home tech devices.



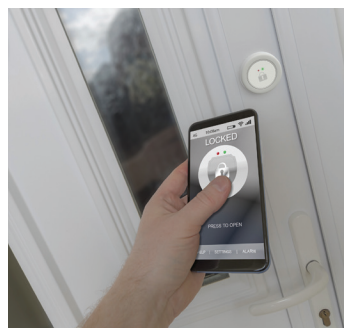
Natural Light, Fresh Air

Add natural light and fresh air to your home with an option like Velux No Leak Solar Powered Fresh Air Skylights featuring pre-installed light filtering or light blocking shades in more than 80 colors. The skylights use a solar panel to capture daylight and recharge a battery-operated control system. They can also be opened and closed via remote control or smartphone app, and a rain sensor closes the skylights during inclement weather. Find more information at whyskylights.com.



A Front Door Fixer Upper

Anytime is a good time to make sure your home is safe, particularly at what's often the main point of entry - your front door. This spring is an ideal time to keep out unwanted guests with a door that's sturdy and draft-resistant while also providing an aesthetic touch for enhanced curb appeal. When choosing a door that's right for your home, focus on options that include a strong dead-bolt and thick frame for peace of mind.



Smart Home Safety

With safety typically representing a top priority for most homeowners, taking advantage of smart technology can be one way to improve your feelings of safety and comfort in your home. A solution like a smart lock on the main entryway to your house can add security while also ensuring you're never locked out of your own home. With options that can pair with apps on your smartphone or feature keyless entry via unique numerical passwords, you can marry convenience with safety.



Give Your Home a *Modern Makeover*

Even if your home has seen a generation or two of living, creating a contemporary new look may not require a full-scale renovation. The key to creating a more modern feel is all in the details.

Many of these elements can be tackled one by one so you can transform your home into the modern marvel you desire on a timeframe and budget that fits your lifestyle. If a contemporary home is your ultimate goal, start with these key features to create a more modern look.

Lighting

Dingy lighting and dim rooms are the antithesis of modern design. A contemporary space is airy and bright, and the lighting fixtures often help set that tone. Replace outdated fixtures with modern alternatives that boast sleek lines and finishes. Add more fixtures, including table-side task lighting and floor lamps, to brighten a room with limited natural light. Have some fun with the lighting by incorporating colored or textured globes that allow the fixtures to become focal points of contemporary design rather than functional afterthoughts.

Windows

When it comes to curb appeal, windows play an essential role in the overall aesthetic. Old, outdated windows are a tell-tale sign of an aging home, so when you're planning for a modern exterior upgrade, be sure to include the windows as part of your plan. An option like Milgard Trinsic Series vinyl windows offers an expansive viewable glass area and a narrow frame to help you embrace modern home design. Not only do they provide even sightlines for clean, unobstructed views, they're manufactured for maximum durability and energy efficiency and require little to no maintenance.

Walls

No matter the color, a freshly painted space simply feels new. For a true contemporary style, honor simplicity in design and keep colors on the lighter side. However, don't be afraid to introduce a pop of color in the form of a bold accent wall or even wallpaper that makes a statement. A good rule of thumb: maintain a simple palette of no more than three shades to incorporate a truly minimalist, modern atmosphere.

Doors

The entry and exit points to your home are more than functional features; think of them as a canvas for making a bold design statement. For the patio, consider a sleek and contemporary door with a frame profile so narrow you'll hardly know it's there. For example, Milgard offers a contemporary Trinsic Series sliding patio door with the maximum available viewable glass area and an optional narrow handle that blends seamlessly into the frame to lend a modern flair. The doors are also ideal for low-maintenance living; the durable vinyl frames don't absorb moisture or require painting.

Hardware

Even the smallest details matter when it comes to contemporary design. You may not need to replace or update your cabinetry, but you'll most likely want to select hardware that fits a more modern motif. Avoid weathered and overly polished finishes in brass or nickel, and opt instead for selections like matte black, gold and copper, which are all well-suited for contemporary kitchens. Don't be afraid to mix and match for a bit of an eclectic look, such as different pulls for the upper and lower cabinets or a unique style for drawers.



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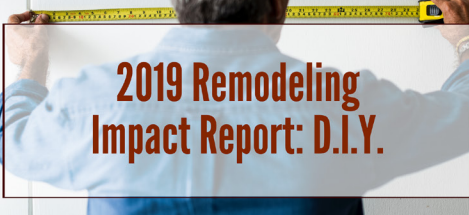
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**2019 Remodeling
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47% 47% of consumers completed a home renovation project themselves (D.I.Y.)

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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279 Neland Court | \$149,000 | 3 BR 2 BA
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