

# LOW COUNTRY HOMES



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**AUGUST 2019**

COVER HOME  
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# Residential Listings



**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.



**1323 CLATTY FARM ROAD - SMOAKS - \$429,500**

73 acre country retreat. Fly in or drive in! Open pasture which has been used for a private air strip, merchantable timber, great hunting & wildlife. There is a 2 bedroom, 2 bath rustic lodge along with 2 quonset huts for hangar shed & 2 carports.



**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.



**5360 JEFFERIES HIGHWAY - \$229,900**

LOOK AT THIS NEW HOME!!!! Still making final touch ups. This three bedroom, two bathroom, and mudroom. House is 1500 sqft, with granite counter tops in the kitchen and bathrooms. Very nice open floor plan. A must see!



**1374 BELLS HIGHWAY - \$120,000**

Location!! Location!! Great opportunity for 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.



**905 POPLAR STREET - \$49,000**

Great investment opportunity! Fixer upper with great rental potential or perfect for a small family. The home has 3 bedrooms with hard wood floors and a large bathroom. Features a spacious living room with a brick fireplace.





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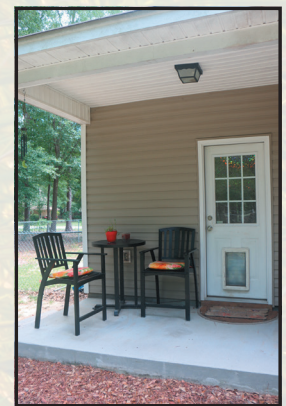
**complete list of homes at [www.coldwellbankerrealstate.com](http://www.coldwellbankerrealstate.com) or [www.tlandagency.com](http://www.tlandagency.com)**

*\*Not responsible for typographical errors.*

# Featured Listing



**422** *Hazel Street*



You will be proud to call this "YOUR HOME". Built in 2008, an excellent open floor plan, 3 bedrooms, 2 baths, new paint, new hardwood floors, a big yard in a quiet neighborhood, near medical facilities, schools and shopping. Fireplace, pantry, utility room, covered patio and 2 car garage and fenced back yard. All appliances and window treatments convey with this property. This is a must see home!





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# Eco-Friendly Ways to Keep Your Home COOL

## FAMILY FEATURES

When it's hot outside, heat can seep into your home and make it unbearable. However, there are sustainable, eco-friendly solutions to maximize comfort and cooling when the thermometer creeps upward without racking up an outrageous electric bill or large carbon footprint.

While some options for keeping your home cool involve an upfront investment, over time they'll save money, and the environment, for years to come. If you're looking for ways to cool your home during even the hottest days, consider these ideas from the experts at Mitsubishi Electric Cooling & Heating.

### Adjust Ceiling Fans

Installing ceiling fans in your home can help keep temperatures moderate and cut down on your cooling bill. For best results, those ceiling fans should be adjusted seasonally. During warm weather months, fans should rotate counterclockwise at a higher speed to push air downward instead of up toward the ceiling, which can lead to a more comfortable temperature in your home.

### Upgrade Your Air Conditioner

If your home's climate control is lacking, it may be time to invest in a new HVAC system – particularly if your current one is more than 15 years old. An energy-efficient option like Mitsubishi Electric's

sleek and modern MLZ One-Way Ceiling Cassette is designed for easy installation and saves energy by monitoring room conditions to make automatic adjustments to maintain the temperature you choose. To improve your indoor air quality, the MLZ uses reusable air filters, which are easy to remove, wash and reinstall. In Dry mode, the unit makes the air feel fresher by removing excess moisture.

Additionally, these ceiling cassettes can be programmed to operate around your life using a remote control, smartphone or tablet. Whether gone for the day or on an extended vacation, you can monitor your system from an app, ensuring you won't return to a home that's blazing hot.

### Reduce Incoming Sunlight During the Day

Direct sunlight coming into your home through windows, doors or skylights can increase the temperature. To help reduce unwanted heat as the sun rises higher during the day, consider closing your blinds or installing light-colored blinds that reflect rather than absorb the sun's heat. Other options such as blackout curtains or reflective window panels can have the same effect, helping reduce warmth trapped inside.

If closing all your blinds or covering every window isn't an option or makes you feel claustrophobic, focus on any south- or west-facing rooms in your home, as these are typically the trickiest to keep cool

during the warmest hours of the day – usually from late morning until early evening. Exterior window shades and awnings can also be useful options if you're looking to reduce the amount of heat that enters your home, but still want to take advantage of the natural light.

### Change Your Light Bulbs

Since warmer weather also equates to more sunshine, turning off the incandescent lights in your home when possible can cut down on extra heat and save on your energy bill. Though the soft yellow glow of incandescent light bulbs can create a nice ambiance, it also gives off a lot of heat. Swapping out those old light bulbs for more efficient, LED bulbs can cut down on the amount of heat

your light fixtures emit. If you can't replace them, minimizing their usage – particularly when having a light on in a room is unnecessary – can make a difference.

### Strategically Plant Trees and Shrubs

Planting trees or shrubs near sunlight-facing windows can make a big difference when it comes to the temperature inside your home by shielding the sun's rays. While planting trees strategically around your home is more of a long-term plan, the benefits can also last for many years to come in terms of shade, added curb appeal and overall betterment of the earth.

Start by focusing on west-facing walls, where the sun is typically the strongest. Choosing trees native to your area can decrease maintenance, and those that bloom in spring and drop leaves in the fall offer year-round benefits by providing both shade and heat in accordance with the season. Vines and other tall shrubs are options for quicker results, but they may also require more long-term maintenance.

### Reduce Appliance Usage

To help minimize running appliances and equipment that generate a lot of heat, like stoves and ovens, choose to cook outdoors or opt for quicker meals you can prepare using the microwave, which doesn't heat the house to the same extent. While grilling and eating outside more frequently may require an awning or gazebo to stay cooler, it can beat the alternative of warming up your oven, and ultimately your home, for an extended period of time. Reducing your usage of other heat-producing appliances such as computers, dishwashers, clothes dryers, curling irons and hair dryers can also help keep interior temperatures comfortable and energy use low. Try using these appliances earlier in the day to minimize the extra load placed on your air conditioner.

Keeping cool during warm weather months doesn't have to be complicated. Take advantage of these measures to reduce your home's heat load and energy bill. Find more tips for cooling your home at [mitsubishicomfort.com](http://mitsubishicomfort.com).







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## Featured Listing



16041 HUNTERS CHAPEL RD • \$399,000

Living space offers 2,688 Sq. Ft., 3 bedrooms, 3 baths, eat-in kitchen with granite countertops, pantry, separate dining area, laundry, gorgeous coral rock fireplace, and Brazilian Cherry Wood Floors that gleam. Master suite has a walk-in closet lined with cedar, tile shower, whirlpool tub, dual pedestal sinks, and a separate loft. The cathedral ceilings, cypress wood beams and walls, show off the true workmanship of the house. Full Front and Back Porch.



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.



NEW LISTING

601 ENOCH ROAD • \$229,000

Manufactured home sits on 3.42 +/- acres, offers 2,588 Sq. Ft., family room with fireplace, 4 bedrooms, 3 1/2 baths, dining room, office and sunroom. There are two septic systems and wells on the property, in-ground pool, workshop, and several storage buildings.



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.



PRICE REDUCED!

11768 COTTAGEVILLE HIGHWAY • \$139,900

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.



PRICE REDUCED!

414 CHURCHILL ROAD • \$229,000

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.



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.



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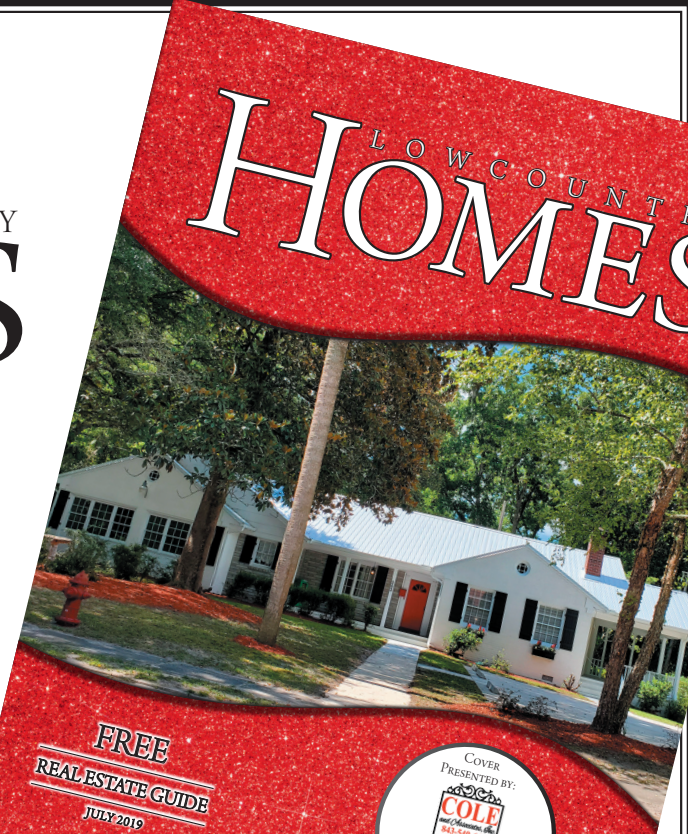
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**2019 Remodeling  
 Impact Report: D.I.Y.**



**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.

**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.

**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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