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What 'move-in ready' really means

Are you wondering what “move-in ready” *really* means? Here’s what homebuyers and home sellers should know about this often-used term.

THE LEGAL DEFINITION

While the details depend on local laws and regulations, the term move-in ready generally indicates that the building meets all local legal requirements for living in. Thus, strictly speaking, a move-in ready home doesn’t need to be flawless. It only needs to be habitable.

WHAT IT MEANS FOR BUYERS

Many homebuyers mistakenly think that a house that’s marketed as move-in ready will be entirely furnished and updated, or at least not require any renovations. However, this isn’t always the case. Beyond the bare fact that it’s habitable, you shouldn’t expect anything from a home listed this way.

WHAT IT MEANS FOR SELLERS

While you may not need to extensively renovate your home, if you live in an up-and-coming area, it might be worthwhile to update your appliances and think about leaving some furniture behind. More and more millennials are entering the

housing market, and many of them want to minimize the hassles that come with outfitting a new home, even if it means they need to pay a bit more to purchase it.

In the end, the term move-in ready can mean different things to different people. However, both buyers and sellers will likely benefit from the help of a reliable realtor who can offer guidance and help manage expectations.



How to define spaces in an open concept home

If you’re decorating an open concept home, you’ll need to think about how to demarcate distinct areas within the layout. Here are some tips to help you do this.

PAINT IN SHADES OF ONE COLOR

Painting various areas in different shades of the same color is a great way to visually separate one zone from another. To make sure your home maintains a cohesive look, choose a single accent colour and use it throughout the space.



STRATEGICALLY PLACE FURNITURE

Sofas, chairs and tables can be placed in ways that indicate where one space ends and another begins. For example, you could place your couch in the middle of a room with its back to your dining table, clearly marking where the living space ends and the dining area begins.

MIX UP YOUR FLOORING

Flooring can also help you create distinct zones. A simple way to do this is to lay down one or more rugs. Just make sure they’re big enough to fill their designated areas.

INSTALL VARIOUS TYPES OF LIGHTING

By using an assortment of different fixtures and lamps, you can make sure you have the right lighting for every space and help delineate where one area ends and the next begins.

By following these tips, your large and airy space will feel warm and intimate.

Painting various areas in different shades of the same color is a great way to visually separate one zone from another.

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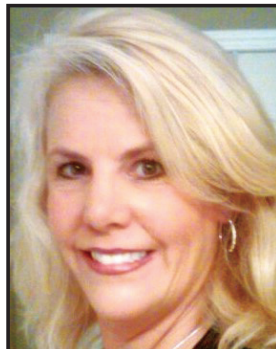
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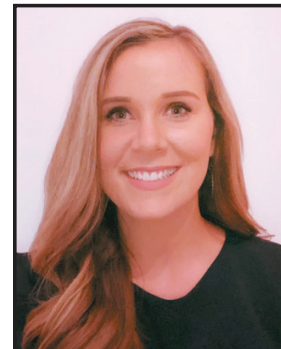
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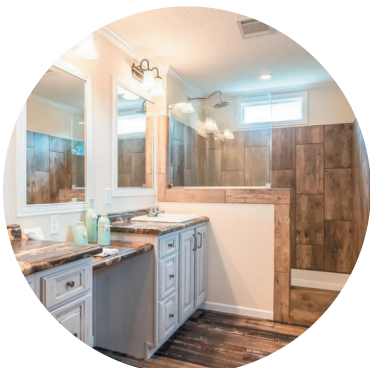
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The National Association of REALTORS® 2019 Profile of Home Staging takes a look at the value staging a home brings to the selling process

83%

of buyers' agents say that **staging makes it easier for buyers to 'visualize'** the property as their future home



44%

of buyers' agents say that staging a home **increases the dollar value offered**



Check out these beautiful interiors from our cover sponsor, **N&M Homes**

The most commonly staged rooms when selling:

93%

living room

84%

kitchen

78%

master bedroom



53%

of sellers' agents say that staging a home **decreases the amount of time a home spends on the market**



95%

of agents recommend that sellers **declutter their home** before putting it on the market



STUMPS...

Stumps are an ugly eyesore and become home to Ants, Bees, Snakes and Termites, to name a few!

Stumps can also block or damage lawn equipment.

"If you ever hit a stump with a mower cha ching!"

Stump Grinding provides many benefits such as keeping you landscape beautiful and lets not forget eliminating tripping hazards.

Stump Grinding is the most efficient method for removal of tree stumps with little to no impact on your property.

How potential buyers can get the most out of an open house

Open houses are great opportunities to learn more about properties on the real estate market. If you're not organized, however, visiting house after house can be exhausting and even counterproductive. Here are a few tips for homebuyers to get the most out of open houses.

KNOW WHAT YOU WANT BEFORE YOU ARRIVE

Have a list of concrete things you'd like from your future property before you start visiting homes. This will help you remain focussed on what's important when you're at the open house.

TAKE LOTS OF NOTES AND PICTURES

Don't rely solely on your memory to compare different homes. Take lots of notes and pictures (but be sure to ask the owner for permission before photographing his or her belongings).

BE POLITE

There's a tendency among some potential buyers at an open house to treat the event as a kind of party or show. Be sure to remember to be respectful towards what is still someone else's home. This could, after all, be the first step in the negotiation process.

DON'T REVEAL TOO MUCH ABOUT YOURSELF

Don't reveal too much about your own situation or your reaction to the property. Sellers are on the alert for overly-enthusiastic buyers and will try to push any advantage they can find in a competitive housing market. The less a seller knows about how badly you'd like the property, the better.



The best way to get through the sometimes tedious process of looking for a new home is to hire a real estate expert to guide you through the process. He or she will know all the tricks of the trade.



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Should I repair my roof before selling my home?



Deciding which parts of your home you should repair before putting your house on the market can be difficult. Which repairs are necessary? Which will help attract buyers? One of the most important elements of your house that buyers will be sure to examine carefully is the roof.

WHY IS MY ROOF SO IMPORTANT?

The short answer? Heat and water.

As we all learned in school, hot air rises and cool air falls. When heating a home in the winter, homeowners want to retain as much warmth as possible. If your roof isn't properly insulated, you'll lose a lot of heat.

Your roof is also important for keeping ice and water out of your home. Even the smallest amount of water entering your roof can lead to rotting wood and the spread of mould.

WHAT ROOF REPAIRS ARE ABSOLUTELY NECESSARY?

Of course, determining which roof repairs are absolutely necessary will depend on how motivated you are as a seller and what price you're expecting to get for your house. If you're hoping to make more money than you invested, fully repairing your roof is a great way to ensure that you'll make a profit. Any structural issues, or those involving insulation or water, might require an entirely new roof. While very expensive, the new roof will pay for itself when it comes time to negotiate a price.

The easiest way to tell if you need to replace your roof is to consult a contractor or real estate expert who has the experience and know-how to determine the value of this type of investment in the current market.

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Overgrown Retention Pond



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Overgrown Retention Pond



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Should I landscape my yard before putting my house on the market?

While flowers and ornamentation can add curb appeal, some judicious landscaping can greatly increase the value of your property. Correct landscaping can even help prepare a home for changing season, positioning your house as a smart investment for prospective buyers. Landscaping issues that concretely affect property values include:

LANDSCAPE GRADING

Your yard is an important part of your total property. One of the easiest and best ways to add value to your land is to make sure that your yard slopes in the right direction to divert water and thawing ice away from the foundation.

DANGEROUS TREES & BUSHES

Although trees and bushes can add a lot of beauty and value to a home, they can also cause a lot of damage if they don't grow correctly. Roots and branches can harm your home's roof, siding or foundation if they grow too

close. Trees and bushes closer than six feet to your home should be brought down or remediated.

FIXING YOUR FAUCETS

Even if you don't use them that often, any plumbing for your yard should be fully operational before your home goes on the market. This includes outdoor faucets, underground pipes and any other water elements you may have.

If you're unsure if your yard is in good shape, you should consult a home inspector, real estate agent or local arborist. They can help you decide what needs to be done to make your property ready for the competitive real estate market.



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Buy first vs. sell first: what homeowners should know

If you're ready to move into a bigger home, you may be wondering whether you should sell or buy first. While there's no one right answer, here's what you should know about each option.

BUY FIRST

The main advantage to buying first is that you'll have plenty of time to peruse the market for your new abode. Without a closing date on your current home pressuring you, you'll be free to hunt for the perfect property. You'll also be less concerned if you face setbacks.

However, buying first has one potential downfall: if you can't sell your previous home right away, you might end up owning two properties at once. This will put you on the hook for double the number of mortgage, insurance and utility payments.

Though you can protect yourself from this scenario by making your offer conditional to the sale of your house, it might make your bid less attractive to sellers. In a competitive market, you'll be at a distinct disadvantage.

SELL FIRST

The main benefit of selling first is that you'll know exactly how much money you'll have to buy your new house. The downside, however, is that as soon as your home is sold, you're on the clock. And if you can't find something suitable before the closing date, you may end up having to invest in some type of temporary accommodation.

THE BEST APPROACH

Understanding the market conditions where you will buy and sell the involved properties is key. The best thing to do is consult a registered real estate agent who's familiar with the associated areas. They'll give you advice about how proceed and help you meet your goals.



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This home has had a fabulous restoration bringing the late 1700's up to a modern day 21st Century lifestyle.



This Southern Estate was once home to Governor Jeffries. Situated on almost 7 beautiful acres overlooking Hickory Valley and a spring fed fresh water pond. Home to 11 Registered Majestic Live oaks, bordered by an amazing Pecan Orchard and a 150 year old Camellia garden with countless varieties of camellias. A spectacular infinity pool is the center of attraction in the backyard with breathtaking views of the Estate Grounds. This home has had a fabulous restoration bringing the late 1700's up to a modern day 21st Century lifestyle. The main floor offers 4 bedrooms and three full bathrooms with an additional living area on the basement level offering 2 rooms and a half bathroom. A kitchen fit for a Chef has a professional Viking stove, granite counters, island and breakfast area overlooking the rear deck. A cozy but grand family room offers coffered ceilings and hardwood floors with an amazing view of the Southern Style Full Front porch. Southern living does not get any better than this! Roof was just replaced in 2019, All Windows replaced in 2017, Master Bathroom was completely renovated in 2019 with heated tile floors, European style oversize shower and double custom vanity. You will never want to leave the master bathroom!! The grounds also offer a double car detached garage with a lean to for additional parking or boat storage. An original and very historic servants house is still standing and being used as storage! A Classic Southern Estate you will fall instantly in love with that perfectly unites history and charm!

“

A spectacular infinity pool is the center of attraction in the backyard with breathtaking views of the Estate Grounds.

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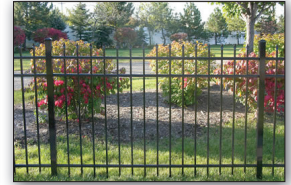


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102 Pansy St.



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221 Lafayette Ln.



\$70,000

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.

90/98 Taylor St.



Varnville

\$166,500

Newly Renovated Duplex!- A great Investment, of for a family with elderly parents, or a great starter home for a new family needing help with mortgage. Larger side has master suite and 2 additional bedrooms with bathroom in between. Smaller side has 2 bedrooms and 1 bath. Both sides come with refrigerator, stove, dishwasher and washer/dryer connection.

130 Calloh Dr.



\$135,500

Very well maintained mobile home located just outside of town in Lafayette Park subdivision. New metal roof, All new doors & windows throughout. Custom cabinets in kitchen. Open floor plan with 3 bedrooms & 2 baths. Master bath has large garden tub, stand up shower and a double vanity. Sheds & carport will convey. *Very motivated seller.

MAP OF WALTERBORO



Making your dream home: advice for the would-be builder

Are you thinking about building your own home? While there are many advantages of designing a space that works for your family in every way, here are some things you should consider before breaking ground.

Location

Do you want to live in the city or suburbs? If so, it may be hard to find an unoccupied plot. In this case, you may need to look further away from your desired location in order to find land where you can build.

Blueprints

If you build the house in a subdivision, you may be able to use pre-made builder's plans. However, for a more customized home, you'll need to hire an architect instead.

Lifestyle

When making design choices, it's important to think about how you plan to use the house both now and in the future. For example, a steep set of stairs may not seem like a big deal right now, but they may prove difficult if you choose to

raise a family or grow old in your home.

If you do decide to build, remember that the home will eventually need to be sold. For this reason, it's a good idea to make design choices that aren't so luxurious that you'll be priced out of the area or that are so quirky that other people won't want it.




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Simplify your life with self-priming paint

Do you have a room to repaint? Are you looking for a quick, hassle-free way to achieve high-quality results? Self-priming paint might just be the answer.

This ingenious product lets you skip the step of applying a base coat, or primer, to seal and prepare the surface you want to paint. The only drawback of self-priming paint is that it's slightly more expensive than standard paint. That being said, the benefit definitely justifies the cost.

One coat or two?

Although some all-in-one products promise perfect coverage in only one coat, experts still recommend applying two. Keep in mind that, for optimal results, two thin coats are better than a single thick one.

Visit your local hardware, paint or home renovation store to find the perfect self-priming paint to brighten up your home. Happy painting!

Rust, sienna, paprika, brick, cinnamon, terracotta—brownish orange shades match almost anything!



What colors go with earth tones?

Colors that combine tones of orange and brown are always popular in interior design, particularly during the fall. Evoking falling leaves and sunsets, these rich hues are nostalgic, romantic and exotic. To highlight furniture or accessories that feature such earthy shades, get inspired by these suggestions.

Cool hues

To give your decor a fun and dynamic effect, add touches of cool colors amid the warm, earthy tones. Green plants, turquoise pillows, a purple rug—have fun creating eye-catching contrast.

Neutral tones

To enhance architectural or decorative elements with burnt earth tones, you can also use shades of white (cream, ivory), beige (sand) or grey (stone, steel) on the walls, curtains, floors or bedding. This type of palette creates an elegant, refined look.

Metallic notes

Is there anything more chic and timeless than a noble metal? To complement an earth-toned decor, opt for decorative objects (mirrors, tables, vases, lights, etc.) with a metallic finish. The best choices are:

- Gold (yellow or rose)
- Silver
- Bronze
- Copper
- Brass

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Services include behavioral health, diagnostic imaging, emergency care, lab services, orthopedics, pediatric, physical therapy, rehabilitation, sleep disorders, surgery, women's health

and wound management.

"I am proud to share with you that, as a result of our skilled and dedicated staff, physicians and volunteers, Colleton Medical Center has been named a top performer on Key Quality Measures by The Joint Commission for five consecutive years. CMC ranks in the top 15 percent of U.S. hospitals for quality care. Committed to quality services and compassionate care, CMC continues to expand and advance to meet the needs of a growing community," Hiott said.

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To bid or not to bid: red flags homebuyers shouldn't ignore



If you're buying a house, getting a home inspection before signing on the dotted line is a must. But even before the inspector arrives, there are several things that should give you pause. Here are some potential problems to look out for.

WATER DAMAGE

Fresh paint and carpeting can easily mask signs of water damage. Try to spot bubbling or irregularities in the paint, as these can be indicators of a problem.

Rot and mould are other signs but may also be hidden. A moisture detector is therefore a must when inspecting a home.

INFESTATION

There aren't always obvious signs of a pest infestation as animals and insects can hide inside walls, under carpeting and even beneath floorboards.

Inspectors will check the exterior of the home as closely as possible for any potential entrances.

ROOF ISSUES

Issues with the roof may be missed if simply viewing it from the ground. Prior to the home inspection, it's a good idea to ask the seller how old the roof is, as an old one is likely to have issues that need fixing.

HVAC ISSUES

Inspectors may not run a full test of the HVAC system. The age of the system, however, is usually a good indicator of its state. In addition, inspecting visible air ducts will usually give you a good idea of the system's overall state.

While inspectors tend to provide very thorough evaluations, there are things that should give you pause even without one. While not all of these things are deal breakers, they're all worth being aware of when negotiating a price for your new home.



Small home? Maximize your living space!

Is your home feeling cramped? Before you consider an addition, here are some ways you can maximize the space you have.

REPURPOSE SPACE

Many people have parts of their home that are underused. Consider turning the attic into a guest room, a storage space into an office or a closet into a reading nook for the kids.

DESIGN VERTICALLY

Use vertical space to free up more room. A loft bed in a kid's bedroom provides space for a desk underneath. And shelving units can hold lots of items without taking up a ton of floorspace. You can even install a shelf above the bathroom door to store toilet paper and cleaning supplies.

HEAD OUTDOORS

An outdoor living room allows you to gain extra square footage without sacrificing indoor space. You may not be able to use it year-round, but you'll undoubtedly appreciate it in warmer months. Install a firepit or outdoor heaters so you can keep using it once the weather gets colder.

If you live in a small home, it's also important to think carefully about what you own. By purging what you don't use, you'll free up extra room.





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Bells Elementary School	12088 Bells Hwy. Ruffin, SC 29488	843-782-0012
Cottageville Elementary School	648 Peirce Rd. Cottageville, SC 29435	843-782-4528
Hendersonville Elementary School	6089 Hendersonville Hwy. Walterboro, SC 29488	843-782-0027
Forest Hills Elementary School	633 Hiers Corner Rd. Walterboro, SC 29488	843-782-4512
Northside Elementary School	1929 Industrial Rd. Walterboro, SC 29488	843-782-0015
Colleton County Middle School	1379 Tuskegee Airmen Dr. Walterboro, SC 29488	843-782-0040
Colleton County Alternative School	1379 Tuskegee Airmen Dr. Walterboro, SC 29488	843-782-0050
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