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APRIL 2020



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How to prepare for a spring sale

Are you planning to sell your home this spring? If so, here's what you should do.

SPRING CLEAN EARLY

Cleaning your home from top to bottom is a great place to begin. You'll get a head start on organizing your belongings and can clear out items you no longer need or want. As a result, your home will look tidier and be less cluttered. You'll also be able to assess which areas of the house need a bit of work before you list it.

MAKE SOME REPAIRS

While investing a lot of money into extensive renovations isn't a great idea, fixing up a few things can go a long way, especially in the kitchen and bathroom. Re-grouting tiles and applying new caulking will instantly freshen up your bathroom, and a new sink is likely to greatly improve the look of your kitchen.

INTERVIEW REALTORS

Don't wait until the last minute to choose a real estate agent. Starting your preparations early means you'll have time to interview a few different realtors in order to find the best one. Make sure you pick someone with a solid knowledge of the local



market and who'll be able to give you substantive advice on how to prepare for the sale.

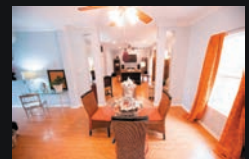
Spring is a popular time to sell, so make sure to take advantage of the months leading up to it to ensure a quick and hassle-free sale.



117 Pinewood Street

3 Bedrooms • 2 Baths • 1,745 Sqft • \$199,000

Turn key ready!!! Come take a look at this beautiful home located in the desirable Forest Hills Subdivision. As you enter this spacious home with an open floor concept you will notice the new floors throughout! Your eat in Kitchen is ready for entertaining while you will be able to enjoy the custom island featuring a taste of the Lowcountry with sliding barn doors and a beautiful copper all in one sink! This 3 bedroom home features units throughout that are top of line energy efficient giving the air a fresh crisp feeling. Master suite is everything you dreamed, walk in closet, soaking tub, and separate stand up shower. The family room has beautiful French doors that opens up to your large backyard that is fenced in... Call today for a showing!



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137 Watershed Court

Turn Key, Custom Built Home. This single story home in the highly desired Summer Glen is going to be a Jewel. A spacious living area with an open floor plan into the kitchen that is not only functional but inviting. Attention to detail has not been left unnoticed in this home. Custom made countertops, stainless steel appliances, and a kitchen overlooking the back porch. The Master Bedroom consists of a massive walk in closet and private bath with a free standing soaking tub to relax and unwind. Start 2020 out with a New Custom Built Home.



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Co-Owner/BIC
843-908-5356



Terri Tomedolskey
Agent
843-908-9923



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



Any strictly decorative changes, like adding flowers or other ornamentation, might not add much value to your home, as the new owners will likely change them. Some judicious landscaping, however, can greatly increase the value and curb appeal of your property.

Correct landscaping can even help prepare a home for cold winters, 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 OR 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.

Managing the stress of house hunting

First-time homebuyers often feel overwhelmed when entering the real estate market. Here are a few tips for managing the stress of house hunting.

GIVE YOURSELF TIME

Rushing will amp up the pressure and is also a good way to make a bad decision. If possible, start looking for a house well in advance of your lease running out.

GET A BUYER'S AGENT

The realtor displayed on the for-sale sign is the seller's represen-



THE ADDRESS REAL ESTATE MAGAZINE

tative. Alternatively, a buyer's agent represents you and can help with every aspect of your hunt, from searching to closing and beyond. Their ability to organize the chaos of house hunting will make the process a lot less stressful.

PRIORITIZE

Make a budget, decide which features you absolutely need in your new home and determine how important things like commute, proximity to schools and transit are. Knowing what you want and what you can afford will help you steer clear of homes that would only meet some of your essentials.

DON'T GET ATTACHED

As soon as you visit a home that ticks some of your boxes, you'll find that it's very easy to picture yourself living there. However, this can easily play against you. If you get too attached, you'll be devastated if the seller turns down your offer. This will only add to the stress of house hunting.

DON'T BE AFRAID OF MISSING OUT

The fear of missing out is common among house hunters but it's best avoided. Don't get drawn into a bidding war because you're afraid that nothing else you like will come on the market. The notion that there's only one right home for each buyer is a myth. In real estate, there's always another option.

House hunting is challenging, but it's a lot less stressful if you approach it with a solid plan, realistic expectations and a pragmatic outlook.



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FIRST-TIME HOME BUYER'S GUIDE

The Countdown to Closing



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 source: zillow.com



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A Timeline for Listing & Selling Your Home



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Land

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Land

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Lot

111 Harvest Way - Walterboro
\$16,500

Lot

0 Waverly Road - Walterboro
\$10,500

Land

0 Candlelight Drive - Walterboro
4.7 Acres - \$26,000

Lot

167 Abberley Drive - Green Pond
Well & Septic - \$25,000

Lot

2 Lots in Silverhill Subdivision - Walterboro
Corner of Teakwood & Devon Court
\$30,000 together

1190 Doctors Creek Rd.



NEW HOME

\$174,900

Brand new 2020 live oak home! Move-in ready! This home sits on 1.2 acres. This 1,352 sq ft home has 3 bedrooms, 2 bathrooms. Brick underpinning, wrought iron railings on the front porch, and a large pergola on the back porch. All new appliances convey as well as a brand new hvac unit. Don't miss this opportunity!

REDUCED
305 Moore St.



\$130,000

This is the old Rhodes Oil and SCV Oil facility. Office space, storage closet, bulk plant, storage tanks and loading dock. Conveniently located off of Jefferies Boulevard on Moore Street. The office has 2407 square feet of usable office space with counters, desks and office equipment and petroleum tanks. The bulk plant is just down the street. Seller is motivated.

5360 Jefferies Hwy.



\$215,000

Look at this brand new construction! Open floor plan, 1,500 square feet, new paint, new floors, new cabinets with granite counter tops in the kitchen and bath, three bedrooms, two bathrooms, double vanity master bath! Vaulted ceiling in master bedroom, huge master closet, a must see!

102 Pansy St.



\$85,000

Investor! First time home buyer! - A 2 bedroom, 2 bath home with room for 3rd bedroom. Family room with fireplace. Wood floors. Attic storage, Outside workshop. Close to town & schools. Call today!

NEW LISTING
390 Sandy Springs Cir.



\$339,000

The 3 bedroom, 2.5 Bathroom home sits on 4 acres. Features a full front porch, cathedral ceiling in family room, fireplace, and hardwood floors. Sun room with large hot tub. The master suite is located downstairs with a walk-in closet and bathroom. Upstairs there are two bedrooms and a study with built-in bookshelves.

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.

1184 Doctors Creek Rd.



NEW HOME

\$179,900

BRAND NEW 2020 Live Oak Home sitting on 1.2 acres. This home features 4 bedrooms, 2 bathrooms, an open floor plan, walk-in closets, and a spacious laundry room. Brick underpinning, large front and back porches, and beautiful landscaping! All new appliances convey as well as a brand new HVAC unit. Don't miss out!

9 Listing Mistakes for Home Sellers to Avoid

1 The Listing Price is Too High
If the home has been on the marketing for more than 3 weeks, consider reducing the price.



2 Your Listing Photos Are Low Quality
91% of home buyers start their search online – if the photos they see are poorly done, they might not even look at your listing.

2

3 Your Property is Too Different
Different doesn't always mean bad. Homes that are too unique should be marketed to a niche audience for a perfect fit.



4 The Home is Staged Wrong
Cluttered, disorganized homes can severely limit potential buyers' ability to imagine living there.

4

5 Your Curb Appeal Isn't Attractive
Small touches matter! Pay attention and consider landscaping, repainting, upgrading lights, power washing the driveway or even adding features like a new mailbox.



6 The Showing Times Are Inconvenient
Open up your calendar to cater to more showings at convenient times or during non-business hours.

6

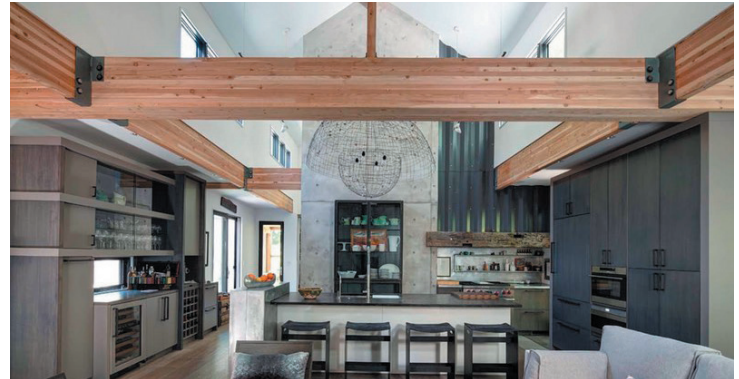
7 The Home is Too Dark
Look on the bright side! Adding light fixtures or even painting walls a lighter color can help a home feel more illuminated and inviting.



8 You Received Bad Advice
A home may not sell based on bad advice given to the seller. The right REALTOR® can be your best resource.

8

9 Wrong Season to Sell
Homes sell all year long but some seasons are better than others. You can expect more bids, higher prices & less time on the market during the best seasons.



Wood design features: which ones to use for max impact



At once modern and traditional, wood adds warmth and life to any room. Here's how to integrate it into the design features in your home.

TRIM

Crown moulding, chair rails and baseboards give your home a polished, upscale look. When stained a natural colour, they add emphasis and elegance.

trend by placing the panelling on the ceiling instead.

BEAMS

If your home has wood beams, don't hide them behind drywall. Instead, expose them and show off this great architectural detail.

PANELLING

Wood panelling is back and it looks amazing. The modern take on this vintage trend involves placing the planks horizontally instead of vertically and keeping the panels confined to one accent wall. Some designers are putting a twist on the

The type of wood you choose will influence the look of your home. Blonde woods tend to be more casual and are ideal for country-style spaces, while dark woods are stater and better suited to traditional designs. If you prefer a rustic vibe, use reclaimed barn wood instead.



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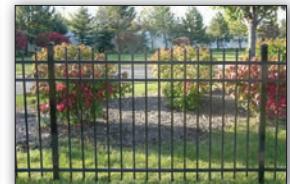
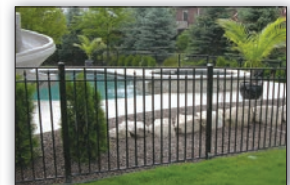
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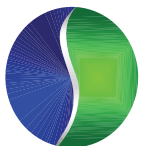
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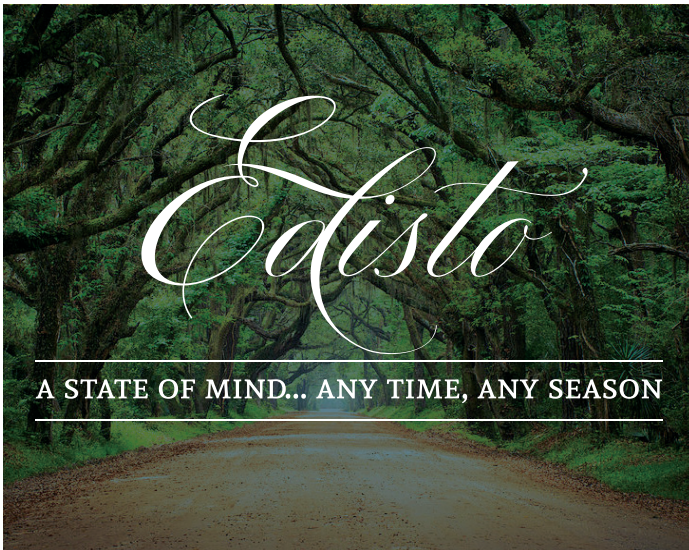
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How to choose a hanging light for your entranceway

Are you redecorating your entranceway? If so, here's how to find the perfect hanging light for it.

DETERMINE THE RIGHT SIZE

To determine how big it should be, measure the length and width of the space in feet, add the numbers together and then convert the sum to inches. For example, a room that's 10 feet by 12 feet needs a light fixture with a diameter of 22 inches.



SELECT THE RIGHT HEIGHT

Hanging lights should never be less than seven feet away from the floor. Any lower and they may give someone a bump on the head.

CHOOSE A STYLE YOU LOVE

Hanging light fixtures come in a multitude of types, colours and shapes. Remember to keep the rest of your decor in mind when making your selection.

If you're installing a light fixture where there wasn't one before, hire an electrician. A certified professional will make sure that the wiring is done to code.

TYPES OF HANGING LIGHTS

- **Abstract pendants** are modern light fixtures formed into unique shapes.
- **Bowl pendants** have bowl-shaped diffusers that are turned toward either the ceiling or floor.
- **Cluster pendants** comprise a group of mini-pendants that provide the same amount of light as a single larger pendant.
- **Crystal chandeliers** can be made of cut glass or crystal and are perfect for formal spaces.
- **Drum chandeliers** are similar to drum pendants but have numerous light bulbs.
- **Drum pendants** are cylindrical and have a fabric or hardback diffuser.
- **Globe pendants** are sphere-shaped and usually made of a transparent material.
- **Mini chandeliers** are smaller fixtures that can be used in tight spaces.
- **Mini pendants** are slender hanging lights typically used in multiples.

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Colleton Medical Center is a small town hospital with big town services

Located in the heart of Walterboro, Colleton Medical has a long-standing history as a leader in the community with a commitment to patient-centered care. CMC is an HCA facility with 135 beds, offering both inpatient and outpatient medical services, as well as 24/7 emergency care for adults and children.

Expert physicians and staff combined with outstanding medical treatment leads to quality outcomes for patients. “But it’s the compassionate and caring touch of our Colleton Medical Center family that makes the extra difference to our patients and their families,” said CEO Jimmy Hiott.

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.

“We invite you to call or visit our hospital and discover how our broad range of services can support your healthcare and wellness needs.”


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Five reasons to leave housecleaning to the pros

For many families, housework is a recurring source of arguments. Thankfully, there's a simple and efficient solution! Here are five good reasons to leave your housework to the experts:

IT'S CHEAPER THAN YOU THINK

You don't need to be a millionaire to afford having someone clean your space for a few hours a week or a month. Do some research and you'll likely find that many businesses offer affordable rates.

YOU'LL BE ABLE TO SPEND MORE TIME ON WHAT REALLY MATTERS TO YOU

Your family, your work, your hobbies — it's up to you!

THE WORK WILL BE DONE PROPERLY.

Professional residential cleaners and housekeepers have the right knowledge, tools and products to make your home shine.

YOU'LL CONTRIBUTE TO JOB CREATION

By hiring someone to take care of the chores that you don't have the time or inclination to do, you are literally helping them earn a living.

YOU'LL DEVELOP A NEW RELATIONSHIP

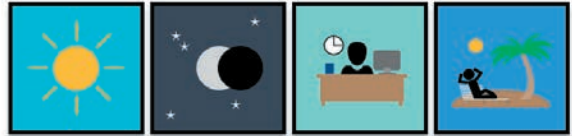
If you're home while your cleaner is working, you'll probably end up chatting with them. Who knows, you might discover that you have things in common.

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10 Tips for Investigating the Neighborhood That You Want to Live in

1. Visit day and night, weekday and weekend



2. Go for a long walk in the neighborhood



3. Test your commute to work/school



4. Talk to some of the neighbors



5. Join a neighborhood Facebook Group



6. Check bus routes and proximity to public transportation



7. Read the local newspaper and the neighborhood blog



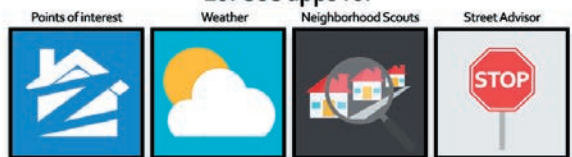
8. Use Google for street views and proximity to freeways, parks, etc.



9. Research websites for



10. Use apps for





Colleton County School District

500 Forest Circle | Walterboro, S.C. 29488 | 843-782-4510

1st-12th Grade

Name	Address	Phone
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Bells Elementary School	12088 Bells Hwy. Ruffin, 29488	843-782-0012
Cottageville Elementary School	648 Peirce Rd. Cottageville, 29435	843-782-4528
Hendersonville Elementary School	6089 Hendersonville Hwy. Walterboro, 29488	843-782-0027
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Colleton County Alternative School	1379 Tuskegee Airmen Dr. Walterboro, 29488	843-782-0050
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