

THE *Address*

SEPTEMBER 2020



COVER HOME
PRESENTED BY:



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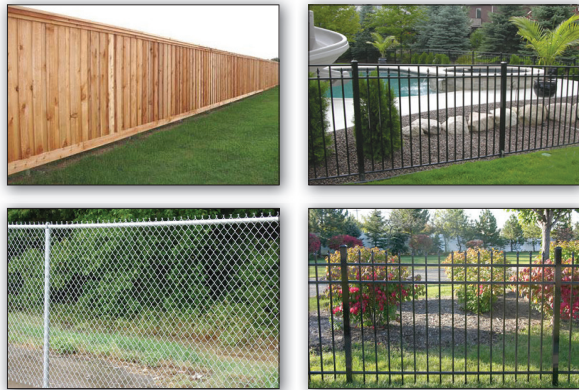
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Moving Supplies 101: Two Bedroom Home



Moving Supplies 101: Three Bedroom Home

You'll need:



27-38

**MEDIUM
BOXES**

(1.5 - 3 cubic feet)

What fits in each box?

Choose one of the following:

12 cleaning products	14 hardcover books	35 paperback books
40 magazines	12 photo albums	10 wine bottles
5-15 cans & boxes of non-perishables		

You'll need:



36-47

**MEDIUM
BOXES**

(1.5 - 3 cubic feet)

What fits in each box?

Choose one of the following:

12 cleaning products	14 hardcover books	35 paperback books
40 magazines	12 photo albums	10 wine bottles
5-15 cans & boxes of non-perishables		

15

**LARGE
BOXES**

(2.5 - 3.5 cubic feet)

Choose one of the following:

6 handbags	15 pieces of folded clothing	12 pairs of shoes
3 small kitchen appliances	1 full set of sheets	

20

**LARGE
BOXES**

(2.5 - 3.5 cubic feet)

Choose one of the following:

6 handbags	15 pieces of folded clothing	12 pairs of shoes
3 small kitchen appliances	1 full set of sheets	

6-11

**X-LARGE
BOXES**

(3.6+ cubic feet)

Choose one of the following:

4 blankets	2-4 pillows	12-20 towels
16 toys	4 duffle bags	

8-13

**X-LARGE
BOXES**

(3.6+ cubic feet)

Choose one of the following:

4 blankets	2-4 pillows	12-20 towels
16 toys	4 duffle bags	

YOU WILL ALSO NEED

9 lbs of paper	4-6 tape rolls + dispenser	2 box cutters	2 markers
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YOU WILL ALSO NEED

12 lbs of paper	5-7 tape rolls + dispenser	3 box cutters	3 markers
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Forest Hills Subdivision



425 Churchill Road

This beautifully well maintained home consists of 4,213 sq. ft. of living space featuring a formal living room, dining room, kitchen with breakfast nook, laundry room with half bath and den with gas logs. The Master bedroom has a spacious bathroom with walk-in closet and adjacent sunroom. The upstairs includes 3 bedrooms and 2 full baths. The basement is equipped for overnight guests or perfect as a kids game room. The brick patio is great for entertaining with views of the spacious lawn. The 1250 sq. ft. metal building is located just steps from the home and is ideal for storage or as a workshop. Never worry about power outages as this home features a whole home Generac. This home is a must see! \$387,500

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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 mold.

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.



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.





HOW TO CHOOSE A HOME INSPECTOR

While most prospective homebuyers know not to skip the home inspection, finding the right person for the job can be a challenge. Here are some tips to make the process simpler.

Confirm you can attend the inspection

Hire an inspector who'll agree to have you with them throughout the inspection. This way you can ask questions as they come up and you can point out areas you're concerned about.

Ask for a sample report

Looking at previous reports will give you a sense of how thorough and clear the inspector is. Make sure the reports clearly identify the defects, explain why they matter and how to fix them. If they refuse to provide samples, move on.

Ask for references and find reviews

Contact their references and look up the inspector on review websites. Talk to friends and relatives to get recommendations and visit local forums to see

what consumers are saying about the inspectors you're considering.

Check certifications

Home inspectors are unregulated in 18 states as well as in the District of Columbia. However, national organizations such as the American Society of Home Inspectors (ASHI) provide nationwide certification, as does the International Association of Certified Home Inspectors (InterNACHI).

Ask what isn't included

What's involved in an inspection varies between jurisdictions, so find out what won't be included and ask the inspector how to assess the condition of the things they won't be looking at. Some may offer ancillary inspections, for a fee.

Finally, make sure to thoroughly read the report. Ask the inspector to clarify anything you don't understand, as this could save you a lot of trouble down the road.



Ready to Close?



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5 TOUGH CHOICES YOU NEED TO MAKE WHEN BUYING A HOME

Here are five big decisions you should be prepared to make when entering the housing market.

1. Location or square footage?

If having a home in a prime location is your priority, you may need to settle for a smaller amount of space. If square footage is more important, be prepared for a longer commute or to have fewer amenities nearby.

2. Fixer-upper or move-in ready?

Buying a property that needs a bit of work could save you money. However, if you don't want to invest your time and energy into making repairs, choose a home that's in better shape.

3. Big loan or big down payment?

Paying the full 20 percent down payment will save you from having to dole out funds for mortgage insurance, but it could be a big financial hit. If it leaves you with no real

savings to speak of, a smaller down payment may be a better idea.

4. Condo or detached home?

If you'd rather avoid routine maintenance tasks and don't mind having neighbors close by, a condominium might be your best bet. However, you'll need to run any renovation projects by the board. A house is more private, but you'll have to manage the upkeep yourself.

5. Urban or suburban?

Depending on your lifestyle and needs, proximity to mass transit and to various activities may be worth having less space and a slightly higher cost of living. If you don't mind commuting and prefer the tranquility of a residential area, then the suburbs might work out better for you.

In the end, the most important thing is to articulate your needs as clearly as possible, which is something your real estate agent can help you with.



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PARKERS FERRY RD - 4.1 ACRES

HARVEST WAY - .5 ACRES

OTIS ROAD (LONGLEAF SUB)

BIG HILL RD - 28 ACRES

2 LOTS ON PRICES BRIDGE RD

CHAMBLEE ROAD (LONGLEAF SUB)

JUNIPER LANE - 4 ACRES



WALTERBORO

203 WITSELL STREET - \$899,000
4 BEDROOMS, 4.5 BATHS - 3,695 SQ. FT.



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10 DOGWOOD LANE - \$328,995
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309 PERRY ROAD - \$189,000
3 BEDROOMS, 2 BATHS - 1,421 SQ. FT.

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4 REASONS AN OFFER MAY BE REJECTED

Making an offer on your dream home only to have it rejected can be heartbreaking. To help you prepare, here are four reasons sellers may have for turning down a bid.

1. It was too low

If your offer is too low, the seller may think you aren't serious about purchasing the property. If the house hasn't been on the market for long, they may also think it's too early to consider offers below the listing price.

2. It was too high

Offering a lot more than the asking price is a bad idea, unless you're paying cash. This is because realtors are likely to warn their clients that the house won't appraise for the amount bid. Once the lender realizes the loan is for much more than the actual value of the home, the transaction could fall apart.

3. It was written by your agent

Sometimes, listing agents engage in what's known as dual agency. This means that if they represent both the seller and the buyer, they'll charge a slightly smaller commission. The end result is that the seller will net less money if they accept an offer written by the buyer's agent. This practice is regulated differently depending on where you are, so it may not always be a concern.

4. It doesn't meet their needs

Every seller is unique, and it's a good idea to find out what they need from the deal before you make a bid. They may have a specific closing date in mind, or perhaps they'll only consider offers that come with proof of pre-approval. Your real estate agent can determine what the seller requires.

Finally, it's rare for a seller to reject an offer without countering, so chances are you'll be able to negotiate.



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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.

49 Wexford Way

NEW LISTING!



\$163,500

Welcome to 49 Wexford Way located in Blythehaven Subdivision! This wonderful home boasts just over 1500 sq ft that includes 3 bedrooms and 2 bathrooms. Master bedroom with walk-in closet and double vanity in bathroom. 2 storage sheds in side yard convey with the sell of the home. Don't miss this wonderful opportunity with a VERY motivated seller, this beauty won't last long!!

451 Better Built

15 ACRES



Welcome Home to the Lo contemporary Craftsman style h acres of land about 12 miles outsi SC. The home is custom built of features: knotty pine wood floor beautiful wooden cabinets, and many other features.

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2020 MODEL

NEW HOME



\$169,900

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!

414 Churchill Rd.

FOREST HILLS



\$207,500

Come see this spacious 2796+/- sq. foot home located in the sought after Forest Hills Subdivision! A brick ranch, this 3 bedroom, 2 bath home is situated on five lots. There are hardwood floors throughout most of the home, along with tile floors in the kitchen. Don't let this one pass you by, come see it today! Home is being sold as is.

4832 Hearths

SUMMERSVILLE



"Motivated Seller" Wonderful price for t with 1654 square feet. The interior has all spacious and the master could be do There are also 2,5 baths with a separ shower in one. The family room has kitchen has lots of cabinets and and ea exterior has a front porch, 1 car garage, fenced yard. There is a community poo playground within walking distance. Lo areas to walk dogs, jog, and bike. Easy t



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Quilt Way



\$429,500

Lowcountry! This style home sits on 15 outside of Walterboro, It of wood with many floors, gas cook top, and generator, and

314 Partridge Trail



\$299,000

This home that has over 3000 sqft. Is nestled on 2.1 Acreage in quail creek a very nice subdivision. The home consist of formal living room with a fireplace, formal dinning room 3 bedroom, 3 bath room, with a jacuzzi in the master bathroom. A huge family room. A frog that can be a 4 bedroom. Needs just a little TLC.

Vacant Land & Lots

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5326 Sidneys Road - Walterboro
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1.31 Acres - \$27,500

Land
0 Towns Street - Walterboro
1 Lot - \$12,000

Land
0 Candlelight Drive - Walterboro
\$10,500

Lot
0 Waverly Road - Walterboro
\$10,500

Lot
0 Gate Road - Hampton
4.97 Acres - \$18,000

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

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Inside Dr



\$230,000

for the amount of house r has 4 bedrooms that are be downstairs or upstairs. separate garden tub and has a fireplace and the nd eat in dining area. The arage, and nice size private y pool, fishing ponds, and ce. Lots of sidewalks and Easy to show anytime!

50 Cone Street



\$89,000

Welcome home to 50 Cone St! Beautiful, family home that needs some TLC. Located in a wonderfully established neighborhood. This home boasts 3 spacious bedrooms and 2 baths. Original hard wood flooring in the living room with a wood burning fireplace. Screened in porch off the living area. Large shed/work shop out back on cement slab with fireplace, studded walls and ramp. Don't miss out, schedule a showing today!!



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HOW TO SPOT AND REMOVE MOLD

Mold can grow out of microscopic spores floating in the air and thrives in humid environments and mild temperatures. If left untreated, it can cause structural damage to your home and a number of health issues including headaches, coughs and respiratory problems. To avoid these issues, it's important to learn how to spot mold and eliminate it right away.

Signs

These are the most common indicators of mold:

- Black or dark green stains on walls, ceilings and other surfaces
- White or discolored spots on walls
- Peeling or cracked paint or wallpaper
- A musty odor

Removal

If the contaminated area is small, you can clean it yourself. Wear protective gloves, glasses and a mask and use an all-purpose cleaner or diluted bleach to thoroughly wash away the mold. If it reappears after this treatment, it means that the affected area is larger than you first thought or that the fungus is multiplying. In this case, it's best to hire a mold remediation specialist to remove it completely.



If there's condensation in your windows, it could mean that your home is too humid and consequently an ideal breeding ground for mold. Fans, air exchangers and dehumidifiers can help lower the humidity level in your home.



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100 Rosewood Dr. • Walterboro
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\$208,998



1316 Wichman St - Walterboro
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\$209,000



315 Wintergreen Rd - Walterboro
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\$259,900



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340 Ashepoo Dr - Green Pond
3 Bedroom, 2 Bath
\$415,000



8 Battery Park Rd - Edisto Island
5 Bedroom, 4 Bath
\$799,995



626 Benton Farm Rd - Walterboro
5 Bedroom, 5 Bath
\$989,000



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10 THINGS YOU SHOULD DO BEFORE MOVING INTO A NEW HOME

I do believe that most of the things on my list are also important for owners of brand new homes as well. Also, PLEASE FOR THE LOVE OF PETE, get your home inspected by a professional. Your realtor may recommend someone to you, but beware, they have a business relationship and don't always have your best interest in mind. Do your homework and find someone who you can trust.

PEST CONTROL

We have sugar ants, fire ants & termites. EVERYWHERE! They are super annoying and very hard to get rid of. Before moving into your home if your inspector notices ANY pests, hire a professional, and get rid of the threat before you unpack your belongings.

ROOF, GUTTER AND CHIMNEY CLEANING

My home has 2 fireplaces. During the home inspection, it was determined that they were in good working order. However, I still have not used them because I have not had them professionally cleaned.

If you see moss on the roof remove it immediately. Insurance companies frown on moss and may require you to have it removed before they will insure you. Sounds crazy I know, but moss is very damaging to the integrity of your shingles.

Gutter cleaning should be done twice a year to ensure proper drainage in fall and spring.

UPDATE THE ELECTRICAL

You don't have to worry about this so much if you purchased a brand new house. Like I stated before my home is an old geezer and needed some serious attention.

The electrical box was knob and tube, which is very old school. We had the panel upgraded (at the previous owner's expense) and I changed all the light switches and electrical outlets. Making sure to add the GFCI outlets near any water sources.

Also, take the time to check all the light fixtures and replace them if needed. I replace all the light fixtures on the upper floor over the first year we lived in the house.

HAVE THE FLOORS PROFESSIONALLY CLEANED

You may think that the previous owners cleaned the floors before moving out. Not true. Most homeowners will rent a machine and attempt to steam clean the carpets

themselves.

If they had pets, it's more than guaranteed there will be pet dander and hair embedded in the carpet.

HVAC CLEANED AND MAINTENANCE

Our HVAC resembles something that you might find on a submarine. Hell-a old and worn. When moving into an older home, determine what type of heating you have, and have it inspected and cleaned accordingly.

SET UP ALL YOUR UTILITIES

I think that we were fortunate. The couple that owned our home left us a list of all the utilities and companies that they used.

If you are having a hard time finding out who your service providers are, ask around. Guess what, your new neighbors have the same utilities as you. Go figure.

PAINT, PAINT AND MORE PAINT

Again more than likely if you are moving into a new build then you don't have to worry about this. However, an old house sucks up paint like nobody's business. I have painted every square inch of the upper floor including the ceilings, baseboards, walls, doors, and trim.

Here's an important tip: install crown molding after you paint the ceilings. Have the crown molding company paint the crown molding prior to installation. Yes, it's more expensive, but will save you so much in time and sanity later!

Be sure to choose the right painting tools for the different surfaces you will be painting. A thick nap roller is not ideal for painting doors or trim.

CHECK THE WATER QUALITY

I'm going to take a guess and say that you never thought of this one? Am I right? I have a cousin who could not drink the water at our previous residence. It would physically make him sick! That's why I decided that it was important to check the water at our house.

Make sure to purchase a kit that tests for bacteria, lead, pesticides, nitrates, chlorine, hardness, and PH. Also if you find that your water sucks, buy a reverse osmosis water purifier. Worth its weight in gold!

CHECK FOR RADON GAS

Radon is a naturally occurring gas that is radioactive, odorless, and colorless. It is estimated to cause 20,000 lung cancer deaths a year. Which makes it the second leading cause of lung cancer deaths overall.

Check your home prior to moving in. Really you should have it checked during the inspection. If Radon is detected have the previous homeowner pay for the mitigation process.

EMERGENCY PRODUCTS AND PROTOCOLS

Have you ever woken up and not known where you are. Pretty frightening. Needless to say, waking up to an emergency in a new home could be more than frightening, it could be tragic. You must set up a safety plan and have all the right tools and products to protect you.



HOW TO CLEAN PAINTED WALLS FROM 10 STUBBORN STAINS

CRAYON STAIN

- Make a paste of baking soda and some water
- Apply the paste to the stained area
- Use a sponge to scrub it gently
- Wash it with soapy water
- Rinse with clear water

BLACK MOLD

- Dilute baking soda to the water-vinegar mixture. Spray the solution to the stained area.
- Let it sit for few hours
- Wipe with a damp cloth.

WAX STAIN

- Grab your hair dryer and turn it on to the maximum heat.
- Put it so close to the wax stain so the wax melts.
- Grab some paper towel and quickly wipe the melted wax.

PEN INK

- Mix baking soda and water to make a paste.
- Apply the paste to the stained area.
- Let it sit for a few minutes.
- Wipe the paste gently using a clean white cloth.

PERMANENT MARKER STAIN

- Spray the stained area with hairspray [that contains alcohol]
- Wipe it with a white cloth.
- Repeat as needed.

PENCIL STAIN

- Wet the corner of a magic eraser.
- Use it to rub the pencil mark

CIGARETTE SMOKE STAIN

Mix 1/2 cup of vinegar, 1/2 cup of ammonia, and 1-2 liters of warm water. Soak a sponge in the solution. Use the rough side of the sponge to rub the stained area. Repeat as needed. Wash the wall with clear water. Wipe using a dry clean cloth.

GREASE STAIN

- Mix dish soap + warm water
- Soak a clean cloth in the solution
- Use the soaked cloth to rub the stain
- Wipe it all with a clean dry cloth.

FOOD STAIN

- Make a paste of baking soda and water
- Apply it to the stained area
- Rub it with a clean cloth
- Wash with clean water
- Dry with a clean towel

HAIR DYE STAIN

- Soak the magic eraser
- Squeeze the eraser
- Use it to scrub the stained area in a circular motion
- Wipe it all with a clean dry cloth



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MAP OF WALTERBORO





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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| Zumba | Body Sculpting |

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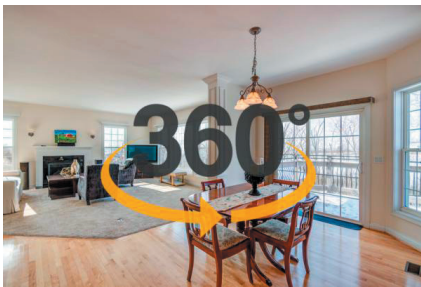
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VIRTUAL REALITY: THE FUTURE OF REAL ESTATE

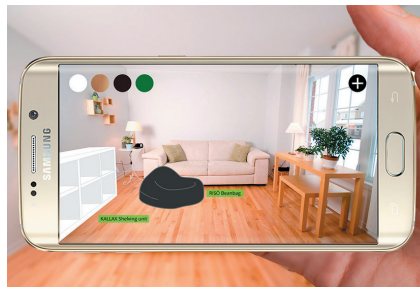


Virtual reality (VR) is a powerful tool that's revolutionizing the real estate industry. It refers to the computer simulation of three-dimensional environments that can be interacted with by a person. Here are three key applications of VR in the real estate industry.



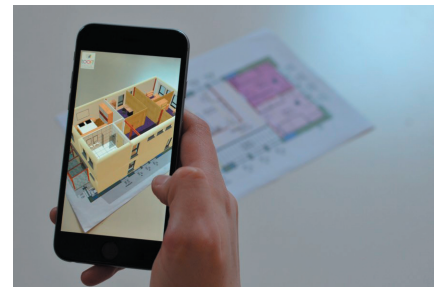
VIRTUAL PROPERTY TOURS.

VR can be used to allow people to virtually tour countless properties from one location. By simply putting on a VR headset, you'll be able to experience immersive, 3D walkthroughs of dozens of properties so you can decide which ones are worth visiting in person.



VIRTUAL HOME STAGING.

Studies show that furnished homes sell better than unfurnished ones, but investing in furniture and decor for staging an empty house is costly. Using VR technology allows you to experience what a property will look like when it's completely furnished.



VR ARCHITECTURAL VISUALIZATION.

VR can also be used to market properties that haven't been built yet, such as new condo developments. With VR tours, interested buyers can see what the homes will eventually look like.

VR in real estate is a game changer for buyers and agents alike. For buyers, it saves time and allows them to browse for homes across great distances. For real estate agents, VR tools pay off in terms of heightened global outreach, increased sales and more satisfied clients. It's predicted that VR will become commonly used in the real estate business in the years to come.



Colleton County School District

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

1st-12th Grade

Name	Address	Phone
Black Street Early Childhood Center	256 Smith St. Walterboro, 29488	843-782-4516
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
Forest Hills Elementary School	633 Hiers Corner Rd. Walterboro, 29488	843-782-4512
Northside Elementary School	1929 Industrial Rd. Walterboro, 29488	843-782-0015
Colleton County Middle School	1379 Tuskegee Airmen Dr. Walterboro, 29488	843-782-0040
Colleton County Alternative School	1379 Tuskegee Airmen Dr. Walterboro, 29488	843-782-0050
Colleton County High School	150 Cougar Nation Dr. Walterboro, 29488	843-782-0031
Thunderbolt Career and Technology Center	1069 Industrial Rd. Walterboro, 29488	843-782-4514

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