

THE *Address*

MARCH 2020



COVER
PRESENTED BY:



Lowcountry
Choice Properties

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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.



Lowcountry Choice Properties



707 Hampton Street

Charming Historic home in the heart of Walterboro. Built in 1820 then moved to Hampton Street in 1919 sits on a double lot - conveniently located to downtown shops & dining, library, USC-Salk and more! New roof and HVAC in 2014, recently updated electric and gas, brand new kitchen appliances and W&D (all included). The owners have made modern renovations while maintaining the integrity of the home. The house has a unique combination of plaster and wainscot of 20" single board southern pine. Besides all of the built-in storage throughout the house, a couple of antique pieces of furniture will remain, as well as, all of custom-made blinds and designer window treatments. In addition to outside storage shed, there is a small outbuilding with power capabilities - a former owner used as an office, can be easily used as a studio or workshop.



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.



Vicki Schrimpf
Co-Owner/BIC
843-908-5356



Terri Tomedolskey
Agent
843-908-9923



Ken Shider
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404-803-9883



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FEATURED

Address

707 HAMPTON STREET
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A LOWCOUNTRY CHOICE PROPERTY



This charming historic home located in the heart of Walterboro as built in 1820 then moved to Hampton Street in 1919.

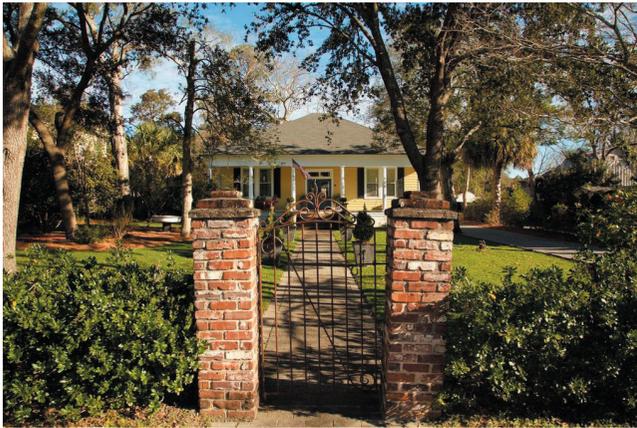
SEE FULL DESCRIPTION AT LEFT



The house has a unique combination of plaster and wainscot of 20" single board southern pine.



MORE PICTURES >>



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Preparing for the hidden costs of buying a home

In order to buy your first home, you'll need to budget for more than the down payment, closing costs and insurance. Here are some additional expenses that come with buying a house.

FURNITURE AND APPLIANCES

In many cases, new homeowners will need to buy furniture and appliances. While a couch or refrigerator may not seem like a huge expense, costs for these items can quickly add up.

REPAIRS AND UPGRADES

Unless they were factored into the purchase agreement, you'll need to pay for all repairs the home needs. Getting a home inspection is a good way to uncover potential issues and determine whether you can afford to fix them. However, the home inspection is yet another expense you'll need to budget for.

UTILITIES AND PROPERTY TAXES

Make sure you have a good idea of how much it costs to live in your new home. Otherwise, you may be in for an unpleasant surprise when the first utility bills come in. If you're used to renting, know that you'll also be on the hook for things your landlord once paid for, including property and school taxes.

The best way to be prepared for the many expenses associated with owning a home is to determine what you can afford, make a detailed budget and work with a realtor to find a property that's right for you.



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\$79,000

100 Rosewood Dr. • Walterboro

3 bedroom, 2 bath home located just outside the city limits is priced to sell! Spacious rooms, spacious kitchen, nice back deck and yard to cookout! **\$139,998**

315 Farmer Lane • Cottageville

Commercial deep well DHEC approved, new roof, handicap accessible, 10 plus parking spaces, and so much more. Former doctors office. Move in ready! **\$99,000**

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6 home Trends that are changing



Boho

Last year's boho trend is fading fast, and one of the signatures of that look—macramé—is quickly losing fans. Twenty-two percent of designers chose macramé as their least favorite design trend of the last decade.



Greys

Nineteen percent of designers surveyed called all-gray interiors one of the worst trends of the past decade. Gray is being pushed aside as the most prominent neutral color. White interiors are slightly more favored: For comparison, only 12% of designers called all-white interiors a fading trend.



Shiplap

Thirteen percent of designers said this wood wall treatment is another trend they hope stays in the 2010s. Shiplap had become a signature of the modern farmhouse style, but now designers are calling farmhouse and shiplap overdone.



Concrete

Concrete's popularity in kitchen design may have been short-lived; it's all about quartz nowadays. Six percent of designers said concrete countertops and accents are a look they hope loses popularity in 2020.



Tribal

Tribal design-inspired patterns of zigzags, triangles, and diamonds in earthy colors have grown in popularity in recent years. Repeated patterns of arrows in wallpaper or a geometric-patterned sofa are examples of the trend. But 11% of designers surveyed said they're growing tired of tribal prints.



Accents

Goodbye, accent walls. It's all about full commitment to wall color nowadays. Painting one wall a colorful hue in an otherwise neutral room is a trend that may have finally run its course. Four percent of designers called it a trend that needs to stay in the 2010s. Instead, designers are now advising to paint entire rooms in one color.

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 per cent 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 neighbours 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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What you should know about buying an 'as is' home



Though commonly seen in real estate listings, the term "as is" and its implications are poorly understood. Here's what you should know.

WHAT IT MEANS

The term "as is" means that the owner is selling the property without a guarantee that everything in the house is working as it should. This doesn't necessarily mean it's in disrepair, nor does it mean that you'll get a bargain. All it means is that the owner, for one reason or another, isn't interested in making repairs or upgrades.

The need to make a quick sale is the most common reason for selling a home as is. It's also typical of banks selling foreclosed homes as well as people who inherited the house and aren't familiar enough with it to take a chance on making repairs.

WHAT YOU SHOULD DO

If you're interested in purchasing a home being sold as is, the first thing to do is to get a home inspection. This will allow you to know exactly what, if anything, is wrong with the property and decide if you still want to purchase it.

Hiring a general contractor and structural engineer for a more thorough assessment may also be a good idea, as they can provide an estimate of the costs involved in making any necessary repairs.

Finally, know that you can and should make your offer conditional on a home inspection, although some sellers may refuse these types of bids.

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0 Columbia Hwy.
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0 Fire Hill Road
Walterboro

411 Edward Street
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\$194,000

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!

905 Poplar St.



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This home has been completely remodeled! New exterior, central heat/air, windows, paint, appliances, and much more! The home features hard wood floors, granite counter tops, crown molding throughout, brick fireplace, and a spacious bathroom with all new fixtures. Don't miss this opportunity to own a practically brand new home.

90/98 Taylor St.



Varnville

\$166,500

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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.



Terri Cole
Owner, BIC



John Cole
Owner, Realtor



Melissa Beach
Broker



Kelly Sweatman
Realtor



Niki Hunter
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16041 HUNTERS CHAPEL ROAD - \$399,000
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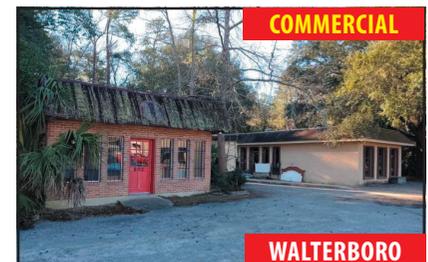
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1294 BARRACADA ROAD - \$158,000
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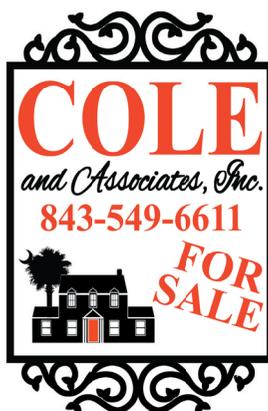
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5 smells home buyers hate

An unpleasant smell can dissuade potential buyers from making a reasonable bid on your home. Here are some odours that are best to eliminate or avoid creating.

1. SMOKE

Many people in the market for a home are put off by properties that smell like cigarette smoke. They may be worried about needing to pay for cleaning, odor removal or restoration services. As a result, they may ask you to factor these costs into the sales price or simply choose to purchase a different home.

2. PET SMELLS

You probably can't smell your pets, but visitors and potential buyers certainly can. Ask your real estate agent if they have any recommendations for good odor removal products and, if you can bear it, consider having your pets stay somewhere else until you sell the house.

3. COOKING ODORS

While the aroma of freshly baked cookies may help you sell your home, not all food smells are welcome. Avoid cooking strong smelling foods like fish or cabbage shortly before people visit, and try to get any such smells out before the next showing.

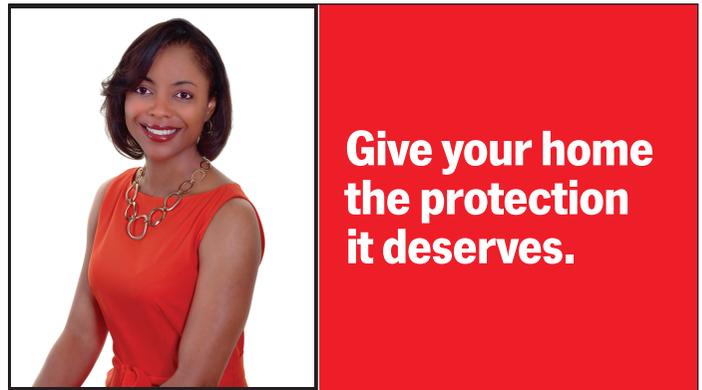
4. BLEACH AND OTHER CLEANERS

Never go overboard when using cleaning products. It could give the impression you're trying to hide something. This also goes for air fresheners, which can be overpowering.

5. MOLD OR MILDEW

Musty smells conjure up images of rot and water damage and are sure to deter potential buyers. Check that there are no leaks anywhere in the house and that rooms are well ventilated. In addition, bad smells coming from sinks or drains could mean you need to call a plumber.

If you notice unpleasant smells anywhere in your home, try to locate the source, as they could indicate a problem that needs to be dealt with before putting your house on the market.



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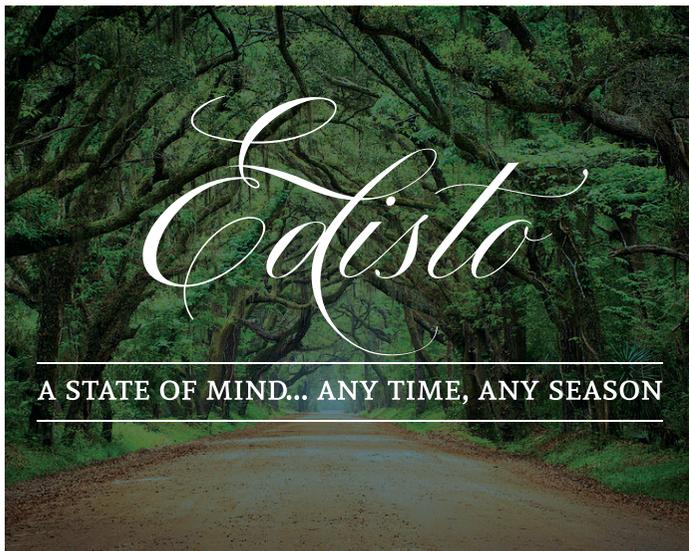
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Three signs it's time to move



If you've been in the same house for a while, you may be wondering if it's still the best place for you and your family. If you're on the fence about moving, here are three signs it's the right choice.

1. HOUSE SIZE ISN'T WORKING FOR YOU

Maybe you've had kids since you bought your house, and now space is at a premium. Or your kids have moved out and now you hear an echo every time you talk. Either way, if the space you have isn't working for you anymore, it's time to find a better setup.

2. THE NEIGHBOURHOOD ISN'T WHAT IT USED TO BE

Living on a busy street was fun when you were single, but now you long for a place where your kids can ride their bikes without fearing that they'll get run over. Maybe your once bustling neighbourhood has become a dangerous place. It's perfectly reasonable to want a home in an area where you'll feel safe.

3. YOU'RE STRESSED ABOUT MONEY

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212 E. Washington Street | Walterboro, SC 29488

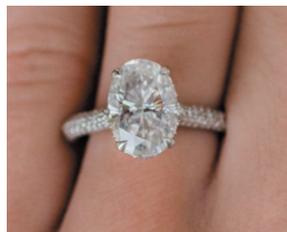
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HOURS:

Mon & Tues 9am-5:30pm | Wed 9am-5pm | Thurs & Fri 9am-5:30pm
 Sat 9am-5pm | Sun Closed



Infinger's Jewelry has been your trusted source for over 67 years for all of your jewelry needs. This family-owned and operated business offers a vast selection of diamond, gold, platinum & silver jewelry, as well as on-site jewelry repairs, custom jewelry, engraving, ear piercing and more. Our master Jeweler, Mack Thomas, is passionate about preserving your most treasured pieces as well as bringing to life new, custom designs.



Can solar panels increase your home's value?



You've probably heard solar panels can reduce your electricity bill and lead to major savings over time, but can they also increase your home's resale value? Over the last few years, researchers have discovered that in fact, they do.

While installing solar panels may seem like a costly investment, a recent study by the Lawrence Berkeley National Laboratory (the Berkeley Lab) found that Americans are willing to pay more for homes that have solar photovoltaic (PV) systems. The study estimates that buyers typically pay about four dollars per watt of solar power installed, meaning that a five-kilowatt system can lead to an added value of \$20,000. Even given the costs of solar panel installation, the study suggests homeowners end up making money when selling their homes.

It's less clear whether solar panels add value when homeowners rent solar power systems instead of buying them outright. Because of the upfront costs associated with solar panels, many Americans choose to rent PV systems. These leases often last for 20 years and can make selling your house more complicated. Nonetheless, a 2016 survey by the Berkeley Lab found that leased solar energy systems don't reduce a home's overall value and in some cases add value. Overall, real estate experts are finding that in an era when homebuyers are looking to go green, investing in solar panels — whether you buy or lease them — is likely to make your home more valuable.



Closing in escrow is a great way to ensure your real estate transaction is completed safely and securely.

What is escrow?

When entering into an agreement to make a big purchase like a piece of real estate, it's a good idea to have some added security to ensure everyone gets their fair share of the deal. Escrow is a way to make sure all the conditions of a transaction have been fulfilled before any money changes hands. Keep reading to find out more.

HOW DOES IT WORK?

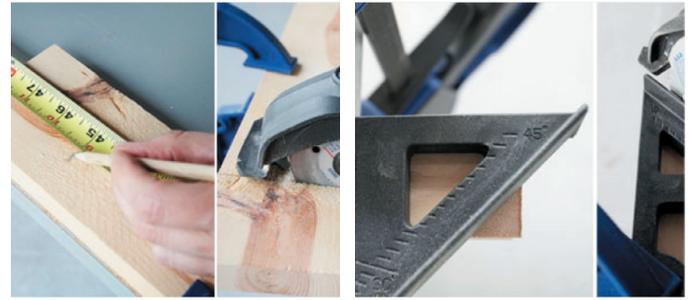
In the context of a real estate transaction, the term escrow refers to a third party that has nothing to do with the buyer or the seller. This neutral party holds on to both the funds for the down payment and the deed to the house until all the conditions of the deal are met. Essentially, instead of the earnest money deposit going directly to the seller without any obligation for the seller to sign over the deed, the money and deed are held so that it's impossible to use them as leverage when negotiating the terms of the deal. Escrow ensures that everything is done fairly and securely.

CLOSING

Once the deal is ready to be closed, the holder of the escrow account will make sure that all deeds are signed and that all funds are disbursed to the correct parties. The account holder, usually an attorney, will verify that all the correct documentation is signed and that everything closes smoothly and without issue.



DIY: Living Wall



Step 1

Step 2



Step 3

Step 4



Step 5

Step 6

Step 1

Start by cutting all of the pieces you'll need to complete your living wall, following the provided cut list. First, measure and mark your lengths of cedar planks. All of these cuts can be made using your Dremel Saw-Max tool equipped with the SM500 Wood & Plastic Wheel. Secure your material to your work bench, turn on your tool and cut along your marked lines. You'll notice how easy it is to make these one-handed cuts, easily following your marked lines through the notch at the front-end of the tool. Repeat this step for all of the materials on your cut list keeping them organized in separate piles.

Step 2

Once we cut all of our pieces, we decided to add some finishing touches to our living wall by miter cutting some of the edges. First, we miter cut the top frame piece of the trellis and planter box supports at a 45° angle. To do this, you will need your Saw-Max tool, a SM600 flush cutting blade and a miter guide. Place the miter guide flush against the cedar plank. Clamp the guide in place. Rest the Saw-Max against the guide as you begin cutting and move the tool smoothly through the material. Cut the opposite end of each support at an opposite 45 degree angle.

Step 3

Before assembling our planter boxes, we also miter cut the front edge of each side panel at a 90° angle to add a finished touch to them. Complete these cuts the same as you did in Step 2.

Step 4

Now it is time to assemble your planter boxes. To do this we ran a

bead of wood glue along each of the joints and then secured them with finishing nails. Repeat this step for all of your planter boxes.

Step 5

To assemble your trellis, first lay out all of the pieces front side down as shown on the provided blue print and mark your pre-drill locations for each piece. We used the Dremel 4200 tool to pre-drill our holes, through which you'll screw each trellis piece into place. Secure your first trellis piece to your workbench and you are ready to pre-drill pilot holes. Insert a 150 drill bit into your Dremel 4200 tool. Set the tool to high speed and plunge into each mark. After you have pre-drilled all of your holes, lay your trellis pieces back out face down again and secure them with a drill driver and wood screws.

Step 6

Finally, secure each of your planter boxes to the trellis just resting on each support. Pre-drill holes along the backside of your trellis pieces through which you will secure your planter boxes. We used our drill driver and wood screws to complete the assembly. Now you are ready to secure your living wall into its desired location and plant whatever plants you like in each of your planter boxes.

Step 7

As an optional final finishing touch for our living wall, we added some of our Solar Lanterns that we completed a few projects ago. Simply add a picture hook to the back of your solar lantern and attach it to your living wall in any location you like.



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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