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Weekly

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ISLAND VIEW DRIVE:

One of a kind estate PG 6



BROOKHAVEN:

Sidewalk community
PG 4



MAGNOLIA MANOR:

Apartment community offers convenience
PG 12



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OPEN HOUSES

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ADDRESS	DEVELOPMENT	BED/BATHS	PRICE	OPEN	AGENT	REAL ESTATE COMPANY	PHONE
CHAPIN CONT'D							
545 Everton	Westcott Ridge	3BR/2.5BA	\$409,600	Sat & Sun 1-6	Brenda Berry	Russell & Jeffcoat	513-8210
608 Clover View Lots	Westcott Ridge Lakeport	3BR/2BA	\$232,400	Sat & Sun 1-6 Sat 11-6, Sun 1-6	Brenda Berry Judy Clisby	Russell & Jeffcoat	513-8210 665-0040
6 Set Point Ct	Forty Love Point	6BR/6.1BA	\$1,600,000	Sun 1-5	Bill Ammermann	Russell & Jeffcoat	803-237-8600
100 Reculse St	Fairhaven	4BR/2.5BA	\$129,500	Sun 2-5	Pat Wilson	RE/MAX REC	803-932-2800
116 Rum Gully Lane	Plantation Hills	4BR/2.5BA	\$264,900	Sun 2-5	Mark Kroske	ERA Wilder Realty	920-3744
LAKE MURRAY							
152 Azur	Paradise Cove	5BR/3.5BA	\$679,000	Sat & Sun 2-5	Agent on Duty	RE/MAX Real Estate Services	600-4485
136 Palm St	The Palms	4BR/2BA	\$349,900	Sun 2-5	Julia Easterlin	Russell & Jeffcoat	924-1317
530 Lily Pad	Summer Pointe	4BR/2.5BA	\$275,000	Sun 2-5	Julia Easterlin	Russell & Jeffcoat	924-1317
1 Windova Dr	Panama Pointe	Lot Price-2BR	\$100k-\$200ks	Sun 1-3	Jason Compton	Russell & Jeffcoat	665-5253
114 Waters Edge Dr #64	Turners Pointe	3BR/2.5BA	\$579,999	Sat & Sun 1-5	John Martin	Russell & Jeffcoat	803-467-8259
CAMDEN/ELGIN/PONTIAC/LUGOFF							
Model	Black River Place	3-4BR/2.5-3.5BA	\$154k-\$160k	Sun & Mon, 1-6, Tues-Sat 11-6	Debbie Chesney	Coldwell Banker United, Realtors	600-1456
64 Genesis Ln	Eve's Garden	4BR/4BA	\$160,000	Daily 2-5	Greg Nettles	Coldwell Banker United, Realtors	669-0111
2059 White Oak Rd.	Lake Wateree	3BR/3BA	\$329,000	Sun 2-4	Jo Montgomery	Russell & Jeffcoat	243-1813
3 Genesis Ln	Eve's Garden	4BR/2.5BA	\$171,690	Daily 11-6	Brenda Grant	Russell & Jeffcoat	491-7455
335 Haigs Creek No	Haigs Creek	4BR/3.5BA	\$349,500	Sat & Sun 2-6	Shelba Mattox	Russell & Jeffcoat	600-0527
92 Driftwood Ave 195	Wedgwood	3BR/2.5BA	\$124,900	Mon, Tues, Fri, Sat 1-5, Sun 2-5	Felicia Brown	Russell & Jeffcoat	513-5929
6 Templand Ct	Kelsney Ridge	4BR/2.5BA	\$235,795	Sun-Mon 1-6, Tues-Sat 11-6	Andy Brumbaugh	ERA Wilder Realty	360-2926
54 Kimpton Dr	Wedgwood	3BR/2.5BA	\$147,730	Sun-Mon 1-6, Tues-Sat 11-6	Cynthia Robbins	ERA Wilder Realty	351-7605
2511 Jack Pine Ct	Pine Valley South	3BR/2BA	\$129,500	Sat 2-5	Sheila Bell	ERA Wilder Realty	803-446-9081
OTHER AREAS							
520 Semm Sease Rd	Gilbert	3BR/2.5BA	\$239,000	Sat 2-5	Toni Aversa	Russell & Jeffcoat	260-8060
108 Braelin Ct	Heather Hills - Gaston	4BR/2BA	\$144,900	Sun 2-5	Bill Frost	RE/MAX Real Estate Services	446-9400
100 Tilting Rock Dr	Hopkins	3BR/2BA		Sun 2-4	Stuart James	ERA Wilder Realty	413-4784

NEWSWORTHY

Continued from page 5

(HBA continued)

remodeling your home, or if you're in the middle of a project and looking for the latest in home improvement technology, you'll enjoy a one-stop shopping and learning experience with this show. Exhibitors will present in-depth seminars about remodeling your kitchen and bath and on a variety of home improvement products and services throughout the weekend.

In addition to the many exhibitors, the show will have some special features throughout the weekend. Central SC Habitat For Humanity will once again present the Habitat For Humanity ReStore where attendees can find great bargains

on a wide array of home improvement items. The ReStore will be held throughout the show.

The Green Building Council of Greater Columbia will display Environ-mini's - green playhouses for children - throughout the show. Stop by to see these environmentally conscious playhouses, vote for your favorite and even place a bid in a silent auction to take one home with you. Proceeds from the Environ-mini's will support the Leukemia & Lymphoma Society SC Chapter and the HBA of Greater Columbia Charitable Foundation. More information on this special event will be coming soon.

Attendees will also have the chance

to win door prizes from exhibitors with drawings held every 20 minutes of the show. Prizes are donated from exhibitors in the show and include \$25 cash, gift baskets, home décor items, tools and much more.

Visit the HBA of Greater Columbia Remodelers' website at www.columbiaremodelers.com for more information on the show.

The Home Improvement Show is presented by the Home Builders Association of Greater Columbia Remodelers and is sponsored by Creative Tile, SCE&G, The State newspaper and The Home Improvement Resource Guide of Greater Columbia.

Home selling informational seminar

This free informational seminar will be held Monday, July 26 at 6:30 p.m. at the Irmo Library. Topics will include selling/buying trends, determining your home's value, how buyers find your home, taking advantage of the current market, seller expectations, tax concerns, and legal questions. There will also be a host of professionals to educate and answer questions. For more information about this seminar, contact Jeff Riley at (803) 467-6640.

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REAL ESTATE MAILBAG

Tax deduction makes contribution attractive

DEAR BENNY: I know you often write about "timeshare" problems, so perhaps you will write about mine. We were on vacation several years ago in Florida, and met a pleasant young woman who offered us a number of "goodies," including a three-night stay in a five-star hotel. The catch: We had to spend about two hours listening to her sales talk about the wonderful benefits of timeshare ownership.

Yes, we were sucked in and signed up. We now owe approximately \$45,000 to the developer, plus have to pay more than \$1,000 a year for association dues.

My husband is now in ill health and there is no way we can use our "one week in paradise." We tried to sell it by going

online to a company that promised us -- indeed guaranteed us -- that it would sell for \$20,000. But there was another catch: We had to pay a nonrefundable fee of \$2,500 up front to this company.

You guessed it: We paid the money and never heard another word from them. Any suggestions on how to rid ourselves of this albatross? --Susan

DEAR SUSAN: Yes, I have written about this problem in the past. One time I suggested donating the timeshare to a local church, mosque or synagogue, but I received an e-mail from a priest urging me not to make that suggestion anymore. The church has no need for the timeshare, and doesn't want to pay the annual fees.

Periodically, I go to my favorite search engine on the Web and see if there

is anything new. I just learned about two companies that will accept donations, and you may actually be able to take a tax deduction as well as rid yourself of the property.

I make absolutely no recommendations; you have to decide on your own after doing what we lawyers call "your due diligence." Research the company, and talk with an attorney to assist you through the investigation and the donation (should you decide to move forward).

The two companies are: Donate for a Cause (www.donateforacause.org) and Timeshare Donations (www.timeshare-donations.org). As always, I welcome reader responses.

Gift tax consequences

DEAR BENNY: My wife died recently and we had no children. I do not want to live

in my house anymore and am considering gifting it to my best friend and his wife. Is this a good idea? Are there any tax consequences for either of us? --Tom

DEAR TOM: You and your friend should each consult with independent financial advisers before you make any final decisions. Gifting a house means that your basis for tax purposes (what you paid for it many years ago plus any long-term improvements) becomes the tax basis of the gift recipient. Thus, if they should sell it before they can qualify for the up-to-\$500,000 exclusion of gain, they may have to pay a lot of capital gains on the profit they did not make.

That's not a good thing for your friend. But I believe you were asking about gift tax consequences, not capital

(mailbag continued on page 13)

REAL ESTATE
Weekly

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Magnolia Manor, Sumter

This apartment community is located in Sumter, South Carolina minutes from the Shaw Air Force Base, schools, downtown, and Swan Lake Park. Apartment homes have been renovated and feature gallery kitchens with lots of cabinet space, tiled entries, large walk-in closets, and washer/dryer connections. Community features include a refreshing pool, fitness center, open courtyards, a playground, dog run, and more. Apartment homes range in size from 689 to 1,108 square feet and range in price from \$550 to \$720 a month.

Interested? Call Terri Rodriguez of Frye Properties at (803) 778-1318.

Directions: From Columbia, take Highway 378 toward Sumter. Pass Shaw Air Force and continue to town bearing left. Take Exit 401 (Oswego Road). Magnolia Manor will be on the right.



Magnolia Manor offers one, two, and three bedroom apartment homes minutes from Shaw Air Force Base, downtown, and Swan Lake Park.



Home features include tiled entries, lots of cabinet space in the kitchens, large walk-in closets, and more.

Residents can enjoy the community's pool, open courtyards, a fitness center, and playground.

REAL ESTATE MAILBAG

Continued from page 11

gains tax. First, your friends will not have any immediate gift tax consequences; true gifts carry no tax for the giftee. But there may be consequences for you. Currently, any taxpayer can give a gift up to \$13,000 per person; in your case, assuming your house is appraised at \$300,000, \$26,000 of the property is not taxable to you. But the difference (\$274,000) may be a problem for any of your heirs.

You will also not have to pay any gift tax. But every taxpayer has a lifetime gift-tax exclusion, which currently is \$1 million. Accordingly, the \$274,000 will be deducted from the \$1 million.

If you haven't given any more gifts -- or if you do, you are satisfied that you will not exceed that million-dollar threshold -- you should have no problems. But your tax adviser should discuss your financial situation and give you a specific response.

What's the obligation of the association?

DEAR BENNY: I just read your recent column about the homeowner who refused to pay for recurring ceiling leaks. I have been in the plumbing trade for 50 years and have come across similar situations. What can occur is in the vent pipe, which runs from one set of fixtures to another set of fixtures and exits through the roof. The horizontal run can get a leak above the ceiling in a dining room location that you wrote about. I have found this with plastic and iron pipe being used. --LaVerne

DEAR LAVERNE: Many thanks for writing. I always like to hear from professionals. You have highlighted a common but serious problem in condominium associations: What pipes do I (as a unit owner) have to repair and what pipes are the obligation of my association?

You correctly state that the vent pipe that connects one set of fixtures to another exists through the roof. Your unit typically includes the walls to walls and floor to ceiling. Anything above the ceiling -- such as the roof or the unit upstairs -- may not be part of your unit.

But that's where your legal documents come into play -- specifically the declaration and the recorded plats and plans. The

declaration may state that pipes, for example, which are used exclusively for your unit, will be considered a "unit" even though it is not entirely in your unit.

You have to review your legal documents. The language is often technical -- and sometimes confusing. Ask your attorney -- and the association's attorney -- for a legal opinion. This becomes especially critical when there is a leak and the master insurance carrier denies responsibility, claiming it is part of the unit -- while the individual owner's carrier (called an HO-6 policy) denies coverage for the opposite reason.

Co-owner sick of paying for partner's share

DEAR BENNY: My sister inherited 75 percent of a home from our paternal uncle years ago and his wife's niece inherited 25 percent. The niece was also willed the furniture in the home, but she never retrieved her belongings even when a legal document was written for her to remove all furniture by a specific date. The house hasn't been occupied since my uncle expired, and the niece hasn't been heard from in many years.

The house is located in my sister's hometown, while the niece lives in another state and has never been involved in the home's upkeep. My sister spends her hard-earned money on the house paying real estate taxes, lawn maintenance, etc., and does not want to sell the home or buy out the niece. Currently, the house is in need of a lot of repairs.

Can my sister sue the niece for abandonment of property? Does this have to go to court? If so, do you think Legal Aid can assist, as my sister has a limited amount of funds? If my sister stops paying the real estate taxes, she would lose the house. The niece doesn't deserve the house due to her neglect and abandonment. --Faye

DEAR FAYE: As for the furniture, I would consider it abandoned, and your sister can do with it as she pleases. She can use it, sell it or donate it to a charity.

But as for the house, unfortunately, the niece owns one quarter of the house. The only way that your sister can resolve the issues is to file suit against the niece. Your sister can ask the court to require that the

niece either reimburse your sister for one-quarter of the expenses she has incurred or convey her interest directly to your sister in exchange for not making any payments.

Keep in mind that your sister owns a larger portion of the property and is legally obligated to pay her share of the expenses -- including real estate taxes, insurance and maintenance. I seriously doubt that any Legal Aid program will be able to provide free legal services to your sister. My experience is that when a person has an interest in real estate that has value, Legal Aid programs generally are not permitted to assist. It is different, of course, when a person's home is about to be foreclosed upon, but your sister's situation is not that serious.

You state that your sister does not want to sell. While I appreciate this, the fact is that the house has been vacant for many years, and is a financial burden on your sister. I assume it has some value, so why not ask the niece if she will agree to sell the house? Then your sister will be able to recoup -- through the sales proceeds -- the moneys she has already spent.

But keep in mind that in most states, there are statutes of limitation. This means that if a lawsuit is not brought after a certain number of years (often three or five), your sister would be able to be reimbursed only for expenses incurred within the statutory period, but not for expenses that go beyond the statutory period.

Hopefully, when the niece sees that she might get some money from the sale -- or at least will avoid lengthy and costly litigation -- she might be finally willing to cooperate. Otherwise, your sister might be able to find a lawyer willing to take the case on a contingency-fee basis. This means that the lawyer -- if successful -- would get between one-quarter and one-third of any moneys recovered.

But, while some attorneys may be willing to take a contingency on the sale of the house (since that would generate money), I seriously doubt they would accept such a case only to sue the niece for reimbursement. I strongly suggest you convince your sister that it makes sense to sell the house.

Master policies

DEAR BENNY: Recently I heard that the Florida Legislature had changed Florida law

to require condominium associations to have hazard insurance to cover all property elements for which they were legally obligated to maintain. If this is so, would that not supersede any preexisting declarations of the condominium? --Ted

DEAR TED: I am not a Florida attorney so I don't know the answer to your question. I suspect that your association attorney -- or your local state legislative representative -- will be able to get the answer for you. However, condominiums are required by their own legal documents -- as well as by all mortgage lenders -- to make sure that there is adequate insurance coverage. Typically, such an insurance policy is called the "master policy," because it covers common elements, or damage within units caused by common elements such as leaky roofs or broken pipes.

Unit owners should get their own insurance coverage through a policy known in the industry as the HO-6 policy. This policy will cover most -- if not all -- gaps in the master policy. For example, if your unit is vandalized, the master will not provide coverage; your HO-6 should. If your unit is destroyed, the master may cover the repairs, but will not provide you with alternative lodgings. Your HO-6 policy will cover this, if you specifically include such coverage when you sign up.

You have, however, raised an important issue: Can a state law take priority over your legal association documents? The answer is yes. In community association law, there is what we call the "hierarchy" of laws. First and foremost is your state's statute that regulates and controls associations. Next, and to the extent that they do not conflict with state law, is the declaration (or CC&Rs in homeowner associations). Next are the bylaws of the association and finally the rules and regulations legally adopted by your board of directors.

So, if Florida (or any other state for that matter) enacts a law, unless that law specifically states that it does not replace or supersede existing association documents, it is superior and preempts the relevant provisions of your association's legal documents.

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IRMO/ST. ANDREWS
OPEN SAT 2-5 PM!

Phillip Jenkins 803-730-6498

UPDATED KITCHEN! More at www.118Limehouse.com. Solid brick ranch w/ 4BA/2.5BA plus large bonus room w/closet. Formal LR & DR, big den w/FP. Updated white kit w/granite counters, new stainless appliances. Bamboo floors. Screened gazebo. Fenced. \$204,999. MLS: 264036.

LEXINGTON
NEW/CONVENIENT

Ray Stoudemire 803-960-3083

New Section of Colony Lakes near Red Bank School, I-20 & Hwy #6! NEW, 3BR, 2BA; (Amazing Master Suite), Great Room with Fireplace, Front Porch! Side Load Two Car Garage! Built by Outstanding LOCAL Builder. \$129,950. See @ propertyshow.com/r378. MLS: 263991.

LEXINGTON
LEX-JUST LISTED

Craig Connelly 803-600-7073

Cute 2BR 2BA all brick home in Lexington. Only min from downtown Lex shopping and dining. Hardwood flrs, Fenced bk yrd, High ceilings, Lex 1 sch, lots of cabinet space, Designer colors, Call for a showing or visit online at www.2orescentmoon.com. MLS: 271817.

WEST COLUMBIA/CAYCE
WESTOVER ACRES

Karen Grafton 803-318-7952

This lovely craftsman style 4BR/2BA will certainly please. Hardwood flooring, large eat in kitchen/dining room, fireplace, and deck for entertaining. Priced at \$213,500. MLS: 270116.

IRMO/ST. ANDREWS
REDUCED!

Buddy Wilson 803-917-8996

Located on a cul-de-sac, this well maintained home has all the features. 4BR w/ a split plan, dble gar, cen vac sys, formal LR & DR, wet bar & kit which opens to the family room. The MBR has a huge walk-in closet. Lg deck for entertaining. Buddy Wilson 917-8996. MLS: 265406.

IRMO/ST. ANDREWS
1.5 ACRES

Tiffany Smith 803-479-6800

So Much Space! Wonderful 4BR/3.5BA Home w/ Formal Living and Dining, Library, Exercise Rm, Sunroom, Laminate Hardwoods Thru-out, Granite in Kitchen & Baths, Huge Master Suite with His and Her Closets and Office Space, UFrog, Storage Galore and SO Much More! MLS: 265124.

LEXINGTON
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Phillip Jenkins 803-730-6498

SUPER SHARP! More at www.504Topknoll.com. 3BR/2.5BA w/large bonus! 2633 SF. Large white kitchen w/tile floor & sunny breakfast area. Formal DR. Big GR w/cozy FP. Nice MBR w/whirlpool, walk-in, shower & dual vanities. Fenced yard with deck. \$225,000. MLS: 257605.

LEXINGTON
LEX-JUST LISTED

Craig Connelly 803-600-7073

Stylish 2BR 2BA patio hm in Lexington. Features include Hardwood flrs, High ceilings, Designer colors, Lots of cabinet space, 12 mnth home warranty, mins from shopping and dining, Lexington 1 Schools, a must see. View online at 128linville.com. MLS: 271638.

LEXINGTON
FOUR BEDROOMS!!

Ray Stoudemire 803-960-3083

Lexington District One - Located between LEX & W. COLA just off HWY #1. 6 Year Old Two Story 4BR, 2.5BA, Home w/ BR, FP, FORMAL DR, w/ Hardwood Floors, Kitchen w/ Breakfast Area. Double Garage & One Year Warranty. See @ propertyshow.com/rs389 \$162,900. MLS: 266927.

WEST COLUMBIA/CAYCE
BRICK & UPDATED

Ray Stoudemire 803-960-3083

West Columbia - Near Airport, and Intersection of I-77 & I-26. Huge Half Acre Plus Lot with Privacy Fencing. 3BR, 2BA, Sunken GR w/ Masonry FP, PRIVATE Office. Two Car Garage with Opener. \$136,500. See @ propertyshow.com/rs381. MLS: 265723.

LEXINGTON
PRECOTT GLEN

Nina McKaughan 803-413-4829

5BR brick home. Cul-de-sac lot. Formal rooms & open Den/Breakfast/Kitchen. Solid surface counter tops, tile backsplash, heavy moldings & hrdwds are some extra touches. Beautiful master suite w/ sitting area. www.propertyshow.com/nm93. Call Nina @ 803-413-4829. MLS: 270403.

IRMO/ST. ANDREWS
OPEN SUN 2-5 PM!

Phillip Jenkins 803-730-6498

LOVE THE PORCHES! More info: www.103Timbertrace.com. Classic Southern home with formal LR & DR, large den with FP, eat-in kitchen with bay window. Great fenced back yard with screened porch and big patio. 3BR & 2.5BA. Huge bonus room too. \$208,000. MLS: 267311.

LEXINGTON
CHARMING COTTAGE-STYLE HOME FILLED WITH UPGRADES!

\$189,900 - 4BR, 2.5BA 2-Story foyer soars up to spindled balcony hallway overlooking foyer & greatroom. Vaulted & tray ceilings, french doors, dining rm w/wainscotting & hrdwds. Big kit w/smooth top stove & pantry. Luxury Mstr Ste downstairs. Curb appeal on Cul-de-Sac. Melissa 803-446-5543.

DOWNTOWN LEXINGTON
Patio home, 5 yrs old. \$124,950. \$22,884 less than seller paid for home 5 years ago. 2BR, 2BA, great room w/ vaulted ceiling & gas log fireplace, formal dining room w/ butler pantry, equipped kitchen, sunroom & garage. Call Ray Stoudemire at 803-960-3083.

HEART OF LEXINGTON
6 yr old patio home. Superior condition. 2BR (master w/ walk in closet & separate shower), 2BA, great rm w/ vaulted ceiling & gas log FP. Formal dining rm w/ butler pantry, kitchen w/ bar desk & granite counter top. Garage & sunroom. \$159,850. Call Ray Stoudemire @ 803-960-3083.

OPEN HOUSE SUN 2-5
149 Hickory Meadow Rd. Pristine 4BR + Bonus; 2.5BA. Great landscaped yard w/full irrigation, front porch, office w/ french doors, fml LR/DR; kitchen opens to a spacious FR, tile flooring, crown molding. Bonus is possible 5th BR. \$309,900. MLS #270692. Call Connie 917-4103.

OPEN HOUSE SUN 2-4
400 Ivy Green Ln. Beautiful home! Prof. landscaped corner lot. Screened porch & patio in rear. 3BR, 2.5BA, hrdwd floors in formal DR, great rm w/ gas log FP, spacious master suite. \$186,000. Call Don Horton @ 803-606-1514.

PERFECT LOCATION!
Almost new patio home located between W.Cola & Lex. Close to I-20. 2BR/2BA with flexible space & sunroom. Nice kitchen with black appliances & breakfast bar. Gas log FP. Attached garage. +/-1300SF. Vaulted ceilings. Excellent condition & priced to sell @ \$138,900 Buddy 917-8996.

WELL MAINTAINED & LIKE NEW!
\$159,900 4BR, 2BA-Heritage Farms. Tile in Kit & Bas, Upgraded Apps., & 42" Cherry Cabs., Open Fir Pln w/vaulted ceilings in GR, Kit, Mstr & Guest Rm, raised Double Vanity & Sep Shwr in MB. Lot of closets, & storage. FROG is 4th BR & has a closet. Amenity Ctr. Melissa 803-446-5543.

PRIVATE 2.42AC W/DREAM HOME & GUEST HOUSE!
4BR, 3.5BA Quiet cul-de-sac, close to Lexington & Lake Murray! One level Bldrs home filled with fine features & amenities. Guest house fully equipped brings total to 6100sf. Main house w/ finished walk-out bsmnt w/full kit., lg flex rm and more! \$624,900-Melissa @ 803-446-5543.

LAKE MURRAY
BEAUTIFUL, LIKE-NEW HOME IN LAKEFRONT COMMUNITY
\$344,900 - 4BR, 3BA Well designed split-level plan w/beautiful windows, molding, & trim throughout. Gorgeous kitchen, w/great cabinets & smooth solid surface ctrtops. 4th BR is very lrg w/priv. BA. Lovely scnd porch. Deeded boat slip in upscale gated Comm. Melissa @ 803-446-5543.

IRMO/ST. ANDREWS
PRICE SLASHED!
Ascot Ridge. Built your perfect house on this great corner lot. Cleared and ready for building now! Gently rolling, backs to a wooded area. 0.42 acre. Lex/Rich #5 schools. For more information on this property visit www.pmjenkins.com or call Phillip 730-6498 #237157 \$79,900!

CORLEY ELEMENTARY
New Price \$99,950. 3BR, 2BA, great room w/ fireplace, kitchen w/ dining area, 1 car garage, 100% financing possible. Call Ray Stoudemire @ 803-960-3083.

SOUTHEAST
FORECLOSURE LIKE "NEW" @ \$104,900
Great condition! 3BR/2BA home w/ split floorplan. Vaulted ceilings in LR. Large master w/ garden tub, separate shower and walk-in closet. Bright kitchen w/ lots of cabinets & counterspace. Large private backyard. Will not last long @ this price! Ryan Goforth @ 467-8235.

FOREST ACRES
FOREST LAKE ESTATE SALE!
Perfect 4BR brick ranch on one-block street!! Large rooms, exposed hardwoods, huge stone patio. Immaculate, level yards. Price reflects need for minor updates, cosmetics.. \$239,900! Call Terry Floyd at 609-5529.

ROCKBRIDGE AREA!!
Classic family home with 4BR plus huge in-law/master suite!! Beautiful formals, 400 sq.ft. Florida room, pool, 3-car garage. \$364,900. Call Terry Floyd at 609-5529.

PRIME LOCATION IN HEART OF FA
4920 Citadel Avenue--Only \$219,900 - approx. 1980 sf. 3BR 2.5BA. Formals, family rm, lg kit, att single car gar. Nicely landscaped w/ gazebo and deck. Satchel Ford schools. Call Diane Farr at 261-9233.

INTOWN/SHANDON
OPEN HOUSE--SUNDAY 2-5
NEW LISTING--739 S. Beltline Blvd. 3BR/2.5BA home on a large lot. Updated kitchen & bas, new thermopane windows, large living room w/FP, office, hardwoods, fresh paint. Close to Midlands Tech, USC & Ft. Jackson. \$164,500. Call Kate Gene Dixon at 782-9171.

NORTHEAST
KILLIAN ELEMENTARY
Affordable 9 year old. 4th BR could be formal dining room or office. 2BA. Great room w/ vaulted ceiling & fireplace. Kitchen with dinette area. 2 car garage. Corner lot. Near I-77. \$124,950. Call Ray Stoudemire @ 803-960-3083.

LAKE KATHERINE/HEATHWOOD
NEW LISTING - HEATHWOOD
Renovated & move in ready. 4BR/2BA home w/gleaming hrdwds on .78 acre wood & private lot. All new kit, new wiring & duct wk. Relaxing deck. Great neighborhood & schools. \$279,900. Call Renee 206-6931.

CAYCE/WEST COLUMBIA
SHADBLOW
New Listing. Springdale Elementary. \$188,000. Great opportunity in established neighborhood. Convenient to interstates, airport & downtown. 4BR, 2.5BA, formal LR & DR, family room w/ masonry FP, updated kitchen, 2 car garage & an in-ground pool. Call Ray Stoudemire @ 803-960-3083.

This Week's Top Listing & Selling Agents

 LEXINGTON WEST Janice Lynch	 CORPORATE The DuRant Team	 PONTIAC Judy McPherson	 IRMO Jennifer Waszak	 SUMTER Joyce Shorter	 BLYTHEWOOD Darren Rhodes	 LEXINGTON EAST Randy Martin	
 COLUMBIA EAST Margaret Shelburn	 CAMDEN Jan Marsh	 NORTHEAST Loretta Starr	 CHAPIN Susan Logan	 ST. ANDREWS Sally Rymer Hoard	 METRO Harriett McCoy	 TOP TEAM The Ashley Dooley Team	 FOREST ACRES Tom Ashburn

REAL ESTATE Weekly

At The State newspaper, we recognize that readers want comprehensive, accurate information about buying, selling and renting property in a timely manner. Real Estate Weekly was designed to meet this need in a user-friendly format. It is the area's premiere source for residential, rental and commercial properties. Advertisers: With a weekly distribution that exceeds 115,000 copies in South Carolina, our reach and readership is unmatched. The section is also available on www.thestate.com, serving more than 650,000 unique visitors every month.

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NEWSWORTHY

Your source for real estate news

Coldwell Banker United, Realtors® sales associate earns NAR Short Sales and Foreclosure certification

Joe Katzenberger with Coldwell Banker United Realtors® Lexington has earned the nationally recognized Short Sales and Foreclosure Resource certification. The National Association of Realtors® offers the SFR certification to Realtors® who want to help both buyers and sellers navigate these complicated transactions, as demand for professional expertise with distressed sales grows.



Joe Katzenberger

According to a recent NAR survey, nearly one-third of all existing homes sold recently were either short sales or foreclosures. For many real estate professionals, short sales and foreclosures are the new “traditional” transaction. Realtors® who have earned the SFR certification know how to help sellers maneuver the complexities of short sales as well as help buyers pursue short sale and foreclosure opportunities.

“As leading advocates for homeownership, Realtors® believe that any family that loses its home to foreclosure is one family too many, but unfortunately, there are situations in which people just cannot afford to keep their homes, and a foreclosure or a short sale results,” said 2009 NAR President Charles McMillan, a broker with Coldwell Banker Residential Brokerage in Dallas-Fort Worth. “Foreclosures and short sales can offer opportunities for home buyers and benefit the larger community, as well, but it’s extremely important to have the help of a real estate professional like a Realtors® who has earned the SFR certification for these kinds of purchases.”

The certification program includes training on how to qualify sellers for short sales, negotiate with lenders, protect buy-

ers, and limit risk, and provides resources to help Realtors® stay current on national and state-specific information as the market for these distressed properties evolves. To earn the SFR certification, Joe Katzenberger took required core course and seven Webinars.

Realtor supports Alzheimer’s Association

Russell & Jeffcoat Realtors’ sales associate Gray Farnsworth participated in “A Ride to Remember.” The event was a



“fundraising ride” for The South Carolina Chapter of the Alzheimer’s Association. The ride began in Newberry and ended in Mt. Pleasant. Farnsworth began the ride on Saturday the 17th of July and completed the 177.39-mile ride on Sunday the 18th.

“I personally don’t know anyone with Alzheimer’s,” stated Farnsworth, “but what I do know is that while mortality rates have declined with other deadly diseases, the mortality rate for Alzheimer’s has increased by 46%.” A “Ride to Remember” is a pledge-based fundraising event; so all riders raise funds to support their endeavor for the cause. The next “Ride to Remember” is currently in the planning stage.

Residential home selling educational seminar

A free home selling seminar will be held Monday, July 26 from 6 p.m. to 7:30

p.m. at the Lexington Library. The seller’s seminar topics will include free market analysis, secrets to selling, reduce stress when selling your home, learning value of correct pricing, private consultation and much more. This seminar will have a host of professionals in the home buying process offering free information on home ownership. There will also be an additional seminar for learning the short sale process for buyers and sellers by appointment. For more information contact Edwin Gerace at (803) 609-7653.

George T. McCutchen, III, CCIM, SIOR achieves SIOR designation

George T. McCutchen, III, CCIM, SIOR of Grubb & Ellis | Wilson Kibler has achieved the SIOR designation awarded by the Society of Industrial and Office Realtors®, an international association representing today’s most knowledgeable, experienced, ethical, and successful commercial real estate brokerage specialists.



George T. McCutchen, III

To achieve the SIOR designation, George demonstrated to SIOR professional ability, competency, ethical conduct, and personal integrity along with his years of creditable experience.

George has been with Grubb & Ellis | Wilson Kibler since 2004. In addition to achieving the SIOR designation, he also holds the designation of Certified Commercial Investment Member (CCIM).

(news continued on page 5)





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THE BATTERY AT ARSENAL HILL • SALUDA SPRINGS • PENNINGTON SQUARE • HAMPTON FOREST



Saluda Springs #20
\$146,900

The Santee is a spacious townhome featuring 1,542 sq. ft. with 3 bedrooms and 2.5 baths! This home includes a private rear courtyard, and elegant kitchen with island.



Hampton Forest #109
\$149,900

With 1,334 sq. ft., the Morris is an open and spacious plan with rear alley parking. This home includes 2 bedrooms and 2.5 baths. Green Certified!



Saluda Springs #22
\$143,900

This beautiful townhome features a private rear courtyard, island in the kitchen and an oversized master suite. The Santee includes 1,542 sq. ft. with 3 bedrooms and 2.5 baths.



Pennington Square #54
\$184,900

This lovely single family home faces a community park, and also has a rear courtyard. It has a total of 1,889 sq. ft. including 3 bedrooms and 2.5 baths.



Hampton Forest #103
\$134,990

The Byrnes features 2 bedrooms and 2.5 baths with pass through kitchen and rear alley parking. This open floorplan includes 1,152 sq. ft. Green Certified!



Hampton Forest #107
\$154,900

The Roycroft is a 1,334 sq. ft. home with 2 bedrooms and 2.5 baths. The great room is in the front of the home, with the kitchen in the back and rear alley parking.



Pennington Square #55
\$189,900

The Cobblestone features a first floor owner's suite with deluxe owner's bath. There are 1,920 sq. ft. with 3 bedrooms and 2.5 baths as well as an open great room and 2-car garage.



Pennington Square #52
\$146,900

The Santee is a spacious townhome with laminate hardwood floors in the foyer, crown molding downstairs and energy saving features. It includes 1,542 sq. ft. with 3 bedrooms and 2.5 baths.



Saluda Springs #26
\$144,900

The Santee features an open floorplan with a private rear courtyard and 1-car garage. 1,542 sq. ft. includes 3 bedrooms and 2.5 baths along with an oversized master suite.


Inspired CommunitiesSM is a collection of neighborhoods located in the heart of downtown Columbia and Lexington. Enjoy all that our charming cities have to offer including restaurants, art and culture, parks, sporting events and nightlife. Live, work and play all within blocks of each other through our unique collection of in-town residences.

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The Battery at Arsenal Hill - from the \$140s
The Byrnes at Pennington Square - from the \$130s

 Obtain the Property Report required by federal law and read it before signing anything. No federal agency has judged the merits or value, if any, of this property. This is not an offer where registration is required prior to any other offer being made. Void where prohibited by law. Carol Douis, Broker-in-Charge.

*Some restrictions may apply, see agent for details. Valid on ready now homes only not on current contracts. Cannot be combined with other offers. Promotion subject to change, errors and omissions. Must be under contract by August 31, 2010.

NEW DEVELOPMENTS

Your source for finding new home communities

Northeast sidewalk community offers convenience

Brookhaven, Columbia

Brookhaven is located minutes from I-77, shopping, dining, and entertainment. Built by Colony Builders of Carolina, Inc., this community has two remaining homes. Home features include an open loft that could be an office or game room, walk-in closets, separate showers, double vanities, and more. Homes cover 2,000 or more square feet and prices start in the low \$100s. Visit the model home by appointment.

Interested? Call Sally Rymer Hoard of Russell and Jeffcoat Realtors at (803) 606-3260.

Directions: Take I-77 north to Killian Road exit, Exit 22. Turn right, go 1.2 miles and take a left onto Longreen Parkway. Go 1.3 miles and take left onto Spring Park Road. Go .3 miles to community entrance on left.

Right Photo: Built by Colony Builders of Carolina, Inc., homes feature three to four bedrooms and two to two and a half baths.



This spacious kitchen features lots of countertop and cabinet space.

Other features include cozy fireplaces, walk-in closets, and double vanities.

Russell & Jeffcoat Realtors welcomes new sales associates

Russell & Jeffcoat Realtors is proud to announce the following sales associ-



Ginger Lee



Megan Robinson

ates have joined the company. Ginger Lee has joined the Forest Acres branch, Megan Robinson has joined the Metro branch and O. Johnson James has joined the Columbia East branch.



O. Johnson James

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Weekly

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Home Improvement Show this September in Columbia

The HBA of Greater Columbia Remodelers presents the Home Improvement Show, September 24 - 26, 2010 at the Columbia Metropolitan Convention Center in downtown Columbia. The 16th annual show features exhibitors in home improvement, remodeling, construction and related industries.

Whether you're just thinking about

(news continued on page 10)



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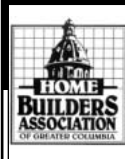
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Plan of the Week

As featured in the

2010 TOUR of HOMES
PRESENTED BY THE HOME BUILDERS ASSOCIATION OF GREATER COLUMBIA

The Montgomery



Main Level + Garden Master Option

787-HOME SHUMAKER HOMES
131 Baneberry Drive
Lexington, SC 29073

SPECIAL FEATURES:

- One-story floor plan
- Elegant exterior combination of vinyl, board and batten, and stone
- Formal entry with stylish hardwood floors and arched opening
- Open kitchen, cafe and great room for entertaining
- Large kitchen with bar area and striking granite countertops
- Stop-n-Drop for storage and electronics
- Large laundry room with window for extra lighting
- Large master bedroom with amazing walk-in closet
- Beautiful master bath with garden tub and separate shower and two sinks

Price: \$151,000 - \$200,000

3 bedrooms

2 bathrooms

1,500 - 2,000 sq. ft.

School District: Lexington 1

DIRECTIONS TO BANEBERRY PLACE: From I-20 west, Exit 51 Longs Pond Road. Turn left on Longs Pond Road to the community entrance on the right.

You can receive an elevation and floor plan of this home and fifty-seven homes from the 2010 Tour of Homes by sending a check for \$6.00, payable to the Home Builders Association of Greater Columbia, P.O. Box 725, Columbia, SC 29202.

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www.TheState.com

Visit the Home Builders Association of Greater Columbia at:
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HOMES & PROPERTY

Your source for buying and selling residential properties

One of a kind estate located in prominent community

143 Island View Drive, Elgin

Located in the Woodcreek Farms community, this impressive estate features three ultra private bedroom suites and three and a half bathrooms. Home features include an incredible kitchen, all high-end craftsmanship, 12 to 18 feet ceilings, an exercise room, custom features throughout, separate his/her bath in master suite with a wetbar, a veranda with an outdoor kitchen, and over 1,800 square feet of covered porches. With 5,025 square feet, this home is currently available for \$925,000.

Interested? Call Jennifer Harding of Coldwell Banker United, Realtors at (803) 240-9409.

Directions: Take I-20 east via Exit 16 toward Florence. Take the Spears Creek Church Road exit, Exit 82, toward Pontiac. Make a left onto Spears Creek Church Road and take to the Woodcreek entrance. Turn right at the roundabout onto Cooper's Nursery Road. Take left at next roundabout (towards Club House) and make a left into gated entrance.



This magnificent estate features many custom feature throughout. This one level home also features over 1,800 square feet of covered porches.



This incredible kitchen features granite countertops and hardwoods. With a grand welcoming, the home has 12 to 18 feet ceilings. Other features include separate his/her baths in the master suite.

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NORTHEAST

100 Lake Carolina Blvd	Lake Carolina	Info Center	Mon-Sat 10-6, Sun 1-6	Agent-on-duty	Lake Carolina Properties	736-5253
106 Peach Grove Cir	Peach Grove Villas	2-4BR/2-3BA	\$195k-\$275k	Sat & Sun 11-6	Agent on Duty	Epcon Columbia 223-9545
3 Turtle Creek Way	Turtle Creek	3BR/2BA	\$158,000	Sun 2-5	Cameron Hartley	Coldwell Banker United, Realtors 206-0601
314 Oak Creek Cir	Cambridge Oaks	3BR/2BA	\$127,300	Sun 2-5	Cyndee Fraley	Coldwell Banker United, Realtors 318-4964
14 N Brian Ct	Spring Valley	3BR/2.5BA	\$317,000	Sun 2-4	Earl Pierce	Coldwell Banker United, Realtors 331-4696
216 Cricket Hill Rd	WildeWood	5BR/4.5BA	\$449,400	Sun 2-5	Anna Paige DuRant	Russell & Jeffcoat 803-331-2000
2216 Bee Ridge Rd	Spring Valley	4BR/3f,2hBA	\$365,900	Sun 1-2:30	Buddy Lewis	Russell & Jeffcoat 960-7108
313 Oak Brook Dr	WildeWood	5BR/4.5BA	\$750,000	Sun 2:45-4	Buddy Lewis	Russell & Jeffcoat 960-7108
129 Running Fox Rd	WildeWood	4BR/3.5BA	\$379,000	Sun 1-3	Emily Lewis	Russell & Jeffcoat 730-2625
20 Possum Run	WildeWood	4BR/3f,2hBA	\$1,800,000	Sun 4:15-5:15	Buddy Lewis	Russell & Jeffcoat 960-7108
1 Fox Chase Rd	WildeWood	4BR/5f,2hBA	\$599,000	Sun 5:30-6	Buddy Lewis	Russell & Jeffcoat 960-7108
16 Box Turtle Ct	Turtle Creek	3BR/2BA	\$163,000	Sun 2-5	Monnene Sorrell	Russell & Jeffcoat 960-9633
276 Wild Olive Dr	Sassafras Springs	3BR/2.5BA	\$149,900	Sat 2-4	Ron Bouknight	Russell & Jeffcoat 261-6785
12 Brookmist Dr	Hunters Pond	5BR/3BA	\$299,900	Sun 2-5	Ron Bouknight	Russell & Jeffcoat 261-6785
162 Hester Woods Dr	Hester Woods	3BR/2.5BA	\$149,950	Mon,Tues,Fri,Sat 1-5, Sun 2-5	Liz Hill Auld	Russell & Jeffcoat 466-7689
436 Running Bear Ct #44	Blythecreek	3BR/2BA	\$129,950	Mon,Tues,Fri,Sat 1-5, Sun 2-5	Ann Gruendler	Russell & Jeffcoat 429-9220
104 Applehill Ct	The Summit-Autum Hill	3BR/2BA	\$129,900	Sat 2-4	Pete Calvert	Russell & Jeffcoat 261-2706
201 White Stag Cir	Essex Homes in LongCreek	3-6BR/2-3.5BA	\$180s-\$400s	Sat 11-6, Sun 1-6	April Hiscock	Russell & Jeffcoat 518-3638
356 Peppercorn	Allan's Mill	3-6BR	Low \$100s	Daily 1-5	Kristen Pope	Russell & Jeffcoat 665-9136
109 Parish Walk	GreenHill Parish	3BR/3BA	\$339,900	Sat 1-5	April Hiscock	Russell & Jeffcoat 518-3638
7 Pocasin	GreenHill Parish	5BR/4.5BA	\$472,000	Sat 1-5	April Hiscock	Russell & Jeffcoat 518-3638
415 Golden Eagle Dr	Lincrest	5BR/3BA	\$275,751	Daily 1-5	Tom Canterbury	Russell & Jeffcoat 261-1055
307 Parish Walk	GreenHill Parish	3BR/2.5BA	\$384,900	Sun 2-5	Barbara Puffenbarger	Russell & Jeffcoat 269-9905
624 Cold Branch	North Springs	4BR/2.5BA	\$149,900	Sun 2-4	Jim Vigrass	Russell & Jeffcoat 603-2945
549 Great North Rd	Spring Valley West	3BR/2.5BA	\$124,900	Sun 2-5	Luanne Filuminia	Russell & Jeffcoat 463-9758
100 W Terrapin Trace	Turtle Creek	3BR/2BA	\$160,000	Sun 2-5	Bev Ryan	Russell & Jeffcoat 477-4100
186 Cogburn Rd	Brookhaven	4BR/3.5	\$169,900	Sun 2-4	Bill Cantwell	Russell & Jeffcoat 413-2963
237 N High Duck Trl	Willow Lake	4BR/2.5BA	\$168,000	Sat 10-5, Sun 12-5	Alice O'Bryant	Russell & Jeffcoat 603-8854
132 Weeping Willow Cir	Willow Commons	3BR/2BA	\$115,900	Sat 10-5, Sun 12-5	Alice O'Bryant	Russell & Jeffcoat 603-8854
	Wren Creek			Sat 11-5, Sun 2-5	Patrick Downing	Russell & Jeffcoat 665-9459
313 Fallen Timber Trl	Wren Creek	3BR/3.5BA	\$362,000	Sat & Sun 2-5	Penny Broach	Russell & Jeffcoat 513-6642
220 Turkey Oak Ct	Willow Lake	3BR/2BA	\$147,000	Sat 1-3	Mark Robinson	Russell & Jeffcoat 318-5959
4 Knot Ct	Willow Lake	3BR/2BA	\$169,900	Sun 1-3	Mark Robinson	Russell & Jeffcoat 318-5959
7 Tweed Ct	Spring Valley West	3BR/2.5BA	\$146,000	Sun 2-4	Linda Crapps	Keller Williams Realty 413-8066
308 Angus Dr	Brookstone	3BR/2BA	\$134,999	Sun 2-4	Brittany Barger	ERA Wilder Realty 803-673-3070
308 Angus Dr	Brookstone	3BR/2BA	\$134,999	Sun 2-4	Brittany Barger	ERA Wilder Realty 803-673-3070
544 Autumn Glen Rd				Sat 2-4	Gary Cross	Ray Covington,Inc 803-447-0582

FOREST ACRES/ARCADIA LAKES

6415 East Shore	Forest Lake	5BR/6.5BA	\$699,500	Sun 2-4	Janet Feimster	Coldwell Banker United, Realtors 260-2324
301 Eagle Feather Loop	Eagle Park	3BR/2.5BA	\$131,950	Daily 1-5	Tammie Collins	Russell & Jeffcoat 782-9171
4605 Arcadia Rd	Forest Acres	3BR/2BA	\$195,900	Sun 2-5	Carol Marr	Russell & Jeffcoat 260-3447
5225 Clemson Ave #112	Carriage Hill	2BR/1.5BA	\$114,500	Sun 2-4	Helen Lewis	Russell & Jeffcoat 331-0768
4647 Norwood Rd	Trenholm Hills	3BR/2BA	\$180,000	Sun 2-5	Nikkia Nesbitt	Russell & Jeffcoat 360-7643

HEATHWOOD/LAKE KATHERINE

3929 Kennilworth	Heathwood	4BR/5BA	\$999,000	Sun 2-4	Bruce	Coldwell Banker United, Realtors 238-7933
2832 Sheffield	Forest Hills	3BR/2.5BA	\$499,000	Sun 2-4	George Walker	Coldwell Banker United, Realtors 261-1988
3045 Exmoor	Forest Hills	3BR/2BA	\$179,500	Sun 2-4	Bob W	Coldwell Banker United, Realtors 463-1717

INTOWN

111 Taylors Hill Dr	Battery at Arsenal Hill	2BR/2.5BA	\$140k-\$220k	Mon-Sat 11-6, Sun 1-5	Brenda Ciaccio	Inspired Communities	803-608-8200
521 Gervais	Lofts at 521 Gervais	2BR/2.5BA	\$585,000	Sun 2-4	Debbie Parker	Coldwell Banker United, Realtors	466-8379
26 Guernsey Dr 18	Burton Heights II	3BR/2BA	\$129,950	Mon,Tues,Fri,Sat 1-5, Sun 2-5	Rana Peri Davis	Russell & Jeffcoat	467-5699
517 S Bull St	Rosewood Hills	3BR/2.5BA	\$164,900	Tues-Sat 1-6, Sun 1-5	Ryan Goforth	Russell & Jeffcoat	467-8235
513 S Bull St	Rosewood Hills	3BR/2.5BA	\$164,900	Tues-Sat 1-6, Sun 1-5	Jennifer McBroom	Russell & Jeffcoat	397-5031
136 Rosewood Hills Dr	Rosewood Hills	3BR/2.5BA	\$209,900	Tues-Sat 1-6, Sun 1-5	Ryan Goforth	Russell & Jeffcoat	467-8235
513 S Bull St	Rosewood Hills	3BR/2.5 BA	\$184,900	Tues-Sat 1-6, Sun 1-5	Jennifer McBroom	Russell & Jeffcoat	397-5021
556 S Bull St	Rosewood Hills	4BR/2.5 BA	\$189,900	Tues-Sat 1-6, Sun 1-5	Ryan Goforth	Russell & Jeffcoat	467-8235
814 Aiken St	Elmwood Park	3BR/2.5BA	\$235,000	Sun 2-4	John Gibson	Russell & Jeffcoat	463-3903
2118 Lincoln St	Elmwood Park	4BR/2.5BA	\$185,900	Sun 2-4	John Gibson	Russell & Jeffcoat	463-3903
1012 Gregg St	University Hill	5BR/3BA	\$639,900	Sun 2-5	Kim Gregg	Russell & Jeffcoat	843-250-5665
2222 Wallace St	Cottontown	3BR/2BA	\$199,500	Sun 1-5	Viji Sashikant	ERA Wilder Realty	803-348-9922

SHANDON

309 Waccamaw	Wales Garden	4BR/3BA	\$416,500	Sun 2-4	Renee Pruitt	Coldwell Banker United, Realtors	608-2894
739 S Beltline Blvd	Rosewood	3BR/2.5BA	\$164,500	Sun 2-5	Kate Gene Dixon	Russell & Jeffcoat	782-9171
615 S Maple St	Rosewood	3BR/1BA	\$165,000	Sun 1-4	Sandra Zimmerman	Russell & Jeffcoat	360-5214\

SOUTHEAST

55 Braiden Manor Rd	Pennington Square	3BR/2.5BA	\$140k-\$200k	Mon-Sat 11-6, Sun 1-5	Cheryl Patterson	Inspired Communities	803-776-2000
501 Hampton Forest Dr	Hampton Forest	2BR/2.5BA	\$120k-\$160k	Mon-Sat 11-6, Sun 1-5	Susan Reardon	Inspired Communities	803-783-9570
20 Opus Ct	Willow Tree	4BR/2BA	\$199,900	Sat 2-4	Greg Timmons	Coldwell Banker United, Realtors	556-1779
133 Sundowne Pl		5BR/3.5BA	\$375,000	Sun 3-5	Elizabeth Ferguson	Coldwell Banker United, Realtors	413-0001
272 Alexander Pointe Dr	Alexander Pointe	3BR/2BA	\$127,990	Daily 11-6	Chris deTreville	Russell & Jeffcoat	309-4228
280 Alexander Pointe Dr	Alexander Pointe	4BR/2.5BA	\$161,990	Daily 11-6	Chris deTreville	Russell & Jeffcoat	309-4228
925 Farnsworth Ln	Alexander Pointe	3BR/2BA	\$141,990	Daily 11-6	Chris deTreville	Russell & Jeffcoat	309-4228
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SOUTHEAST CONT'D

22 Ironwood Way Ashewood Lakes 4BR/2.5BA \$156,500 Sun 2-4 Renee Graham Homes Advantage Realty 960-5541
5938 Marthas Glen Rd Hampton Ridge 5BR/4.5BA \$529,900 Sun 1-4 Terry Bishop RE/MAX RES 665-1442

WEST COLUMBIA/CAYCE

214 Courtside Dr Courtside Commons 2BR/2BA \$99,900 Daily 1-5 Deborah Hall US Properties-SC, Ltd 803-234-7810
216 Sandy Valley Ct Sandy Oaks 3BR/2BA \$122,900 Sun 2-4 Karen Lucas Coldwell Banker United, Realtors 513-2957
809 Hulon Ln Lexington Commons 3BR/2BA \$96,000 Sun 2-4 Nancy Warner Coldwell Banker United, Realtors 920-4324
613 Holland Ave The Avenues 4BR/2.5BA \$174,900 Sun 1-4 Tracy Conrad C&S Properties 606-5088
108 Braelin Ct Heather Hills - Gaston 4BR/2BA \$144,900 Sun 2-5 Bill Frost RE/MAX Real Estate Services 446-9400

LEXINGTON

333 Saluda Springs Rd Saluda Springs 3BR/2.5BA \$140k-\$170k Mon-Sat 11-6, Sun 1-5 Jimmy Maddaloni Inspired Communities 803-240-5120
2500 Laryn Ln Lexington Villas 2-4BR/2-3BA \$195k-\$275k Sat & Sun 11-6 Agent on Duty Epcon 223-9545
258 Black Pine Ct Timberland Place 3BR/2.5BA \$149,500 Sat & Sun 1-5 Christina Scott Columbia Builders Realty 600-2200
211 Black Pine Ct Timberland Place 4BR/2.5BA \$159,000 Sat & Sun 1-5 Christina Scott Columbia Builders Realty 600-2200
148 Battery Creek Dr Ridge Pointe 3BR/2BA \$118,900 Sun 2-4 Terisa Russell Coldwell Banker United, Realtors 730-8580
105 Mallard Lakes Ct Mallard Lakes 3BR/2.5BA \$164,900 Sun 2-5 Janice Whitehead Coldwell Banker United, Realtors 413-3516
333 Cobbleview Dr Maple Spring Farm 3BR/2.5BA \$166,500 Sun 2-4 Diane Tice Coldwell Banker United, Realtors 429-4064
512 Plymouth Pass Dr Settlers Point 4BR/3BA \$299,900 Sun 2-4 Gerg Timmons Coldwell Banker United, Realtors 556-1779
143 Palmetto Hall Dr Palmetto Hall 4BR/2.5BA \$194,500 Sun 2-4 Rob Brannan Coldwell Banker United, Realtors 622-1372
512 Plymouth Pass Dr Settlers Point 4BR/3BA \$299,900 Sat 2-4 Sally Lucas Coldwell Banker United, Realtors 760-0289
101 Elderberry Ct Southberry Park 4BR/2.5BA \$263,433 Sat 2-5 Liliana/Jeanne Coldwell Banker United, Realtors 920-7000/920-8001
333 Rocky Meadows Dr Rocky Meadows 4BR/3.5BA \$349,900 Sun 2-5 Jesse Vicini Coldwell Banker United, Realtors 269-8070
130 Sandlapper Way, 4B Hammock Bay 3BR/2.5BA \$199,900 Sat & Sun 2-4 Karen Feigh Coldwell Banker United, Realtors 546-3350
133 Front St Marina Cove 3BR/2.5BA \$149,500 Sun 2-5 Liliana/Jeanne Coldwell Banker United, Realtors 920-7000/920-8001
301 Knotts Cir Longs Pond Estates 3BR/2BA \$199,900 Sun 2-5 Bruce Siron Russell & Jeffcoat 331-4663
108 Mariscat Spring Knoll 3BR/2BA \$144,345 Sat, & Sun, 1-6 Linda Gentry Russell & Jeffcoat 920-0780
261 Riglaw Cir 348 SPRING KNOLL 3BR/2BA \$129,950 Mon, Tues, Fri, Sat 1-5, Sun 2-5 Lawrence Garris Russell & Jeffcoat 331-4007
108 Potano Dr Cherokee Crossing 4BR/3BA \$189,900 Sat & Sun, Tues-Fri 1-5 Linda Gentry Russell & Jeffcoat 920-0780
203 Glenforest Ct Pleasant Hills 4BR/3.5BA \$192,318 Sat & Sun, Mon-Thurs 1-5 Nick Huard Russell & Jeffcoat 466-9616
203 Glenforest Ct Pleasant Hills 4BR/3.5BA \$192,318 Fri 1-5 Cathy Safley Russell & Jeffcoat 727-4925
149 Hickory Meadow Rd Hopen Ferry Plantation 4BR/2.5BA \$309,900 Sun 2-5 Connie Crawley Russell & Jeffcoat 917-4103
400 Ivy Green Ln Palmetto Hall 3BR/2.5BA \$186,000 Sun 2-4 Don Horton Russell & Jeffcoat 606-1514
216 Palmetto Hall Ct Palmetto Hall 4BR/3.5BA \$220,000 Sun 2-4 Carolyn Russell Russell & Jeffcoat 260-1976
225 Crimson Oak Dr Oak Pointe 5BR/2.5BA \$159,900 Sun, 12-4 Anthony Rolleri 803-269-8201
332 Hollingsworth Ln Hollingsworth 3BR/3BA \$139,999 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
328 Hollingsworth Ln Hollingsworth 3BR/3BA \$139,999 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
324 Hollingsworth Ln Hollingsworth 3BR/3BA \$139,999 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
393 Hollingsworth Ln Hollingsworth 4BR/2.5BA \$159,999 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
296 Hollingsworth Ln Hollingsworth 4BR/2.5BA \$159,999 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
385 Hollingsworth Ln Hollingsworth 4BR/2.5BA \$169,999 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
122 Whitton Ct Foxmoor 3BR/2.5BA \$139,990 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
131 Whitton Ct Foxmoor 3BR/2.5BA \$141,990 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
105 White Cedar Way South Brook 4BR/2.5BA \$161,500 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
210 Starling Way South Brook 3BR/2.5BA \$165,750 Daily 11-6 Bridget Biviano Russell & Jeffcoat 479-8349
175 Chamfort Dr Wellesley 3BR/2BA \$136,900 Daily 11-6 Michael Scott Russell & Jeffcoat 429-0759
295 Ashmore Ln Wellesley 3BR/2BA \$149,900 Daily 11-6 Michael Scott Russell & Jeffcoat 429-0759
201 Chamfort Dr Wellesley 4BR/2.5BA \$165,990 Daily 11-6 Michael Scott Russell & Jeffcoat 429-0759
204 Chamfort Dr Wellesley 4BR/2.5BA \$174,990 Daily 11-6 Michael Scott Russell & Jeffcoat 429-0759
223 Chamfort Dr Wellesley 4BR/2.5BA \$189,900 Daily 11-6 Michael Scott Russell & Jeffcoat 429-0759
106 Drooping Leaf Rd Persimmon Grove 5BR/2.5BA \$154,175 Daily 1-6 Sally Rymer Hoard Russell & Jeffcoat 606-3260
416 Hedge Grove Ln Persimmon Grove 4BR/2.5BA \$152,975 Daily 1-6 Sally Rymer Hoard Russell & Jeffcoat 606-3260

IRMO/ST. ANDREWS

721 Shadowmist Ln Gardendale 4BR/2.5BA \$129,900 Sat 2-4 Bruce Coldwell Banker United, Realtors 238-7933
319 Genessee Belfair Oaks 4BR/2.5BA \$199,900 Sun 2-4 Kim Sellers Coldwell Banker United, Realtors 466-8658
1103 Aderley Oak Dr Aderly 3BR/2.5BA \$154,900 Sun 2-5 Danny Hood Coldwell Banker United, Realtors 730-4884
105 Castle Vale Rd Hidden Oaks 3BR/2BA \$134,900 Sun 2-4 Sally Lucas Coldwell Banker United, Realtors 760-0289
228 East Nottingham Whitehall 3BR/2.5BA \$207,900 Sun 2-5 Conette Fidler Coldwell Banker United, Realtors 920-1919
108 Warden Way Waterford 3BR/2.5BA \$227,900 Sun 2-5 Kim Hartlaub Russell & Jeffcoat 513-5273
118 Limehouse Reach Rd Whitehall 5BR/2.5BA \$204,999 Sat 2-5 Bette Commander Russell & Jeffcoat 223-4006
103 Timbertrace Ct Archers Courts 3BR/2.5BA \$208,000 Sun 2-5 Bette Commander Russell & Jeffcoat 223-4006
504 Topknoll Ct Archers Courts 3BR/2.5BA \$225,000 Sun 2-5 Ray Commander Russell & Jeffcoat 223-1907
248 Regency Dr Murray Cottages 2BR/1.5BA \$141,495 Fri 1-5 Craig Connelly Russell & Jeffcoat 600-7073
248 Regency Dr Murray Cottages 2BR/1.5BA \$141,495 Sat & Sun, Mon-Thurs 1-5 Debi Paglia Russell & Jeffcoat 728-7963
1106 Woodtree Ct Archers Court 4BR/3BA \$229,900 Sun 2-5 Lee Hardman RE/MAX Real Estate Services 803-240-7565
129 Chadford Rd New Friarsgate 3BR/2BA \$102,900 Sun 1-4 Mike Falato Hunt & Associates 803-361-3543
102 Hope Trace Way Palmerston South 4BR/2.5BA \$184,900 Sun 2-4 Bennie Wilson Keller Williams 553-0488
120 Devonport Dr Stongate 3BR/2BA \$119,000 Sat 2-4 Angie DeLoach ERA Wilder Realty 803-917-9599

CHAPIN

507 Verona Way Paradise Cove 4BR/2.5BA \$329,000 Sat & Sun 2-5 Debbie McIver RE/MAX Real Estate Services 600-8852
112 Parapet Trl Landings at Night Harbor 3BR/2BA \$218,000 Wed-Sun 2-5 Debbie Erdman ERA Wilder Realty 803-917-3521
612 Clover View Westcott Ridge "Park" 3BR/2.5BA \$188,346 Sat & Sun 1-6 Brenda Berry Russell & Jeffcoat 513-8210
107 Whispering Oak Ln Whispering Glen 3BR/2BA \$130,300 Sat & Sun 1-4 Billy Coracy Russell & Jeffcoat 600-3929
205 Massey Cir Westcott Ridge 3BR/2.5BA \$383,900 Sat & Sun 1-6 Brenda Berry Russell & Jeffcoat 513-8210
528 Everton Dr Westcott Ridge 3BR/2.5BA \$329,900 Sat & Sun 1-6 Brenda Berry Russell & Jeffcoat 513-8210
217 Massey Cir Westcott Ridge 4BR/3.5BA \$359,900 Sat & Sun 1-6 Brenda Berry Russell & Jeffcoat 513-8210
525 Everton Dr Westcott Ridge 3BR/3BA \$329,900 Sat & Sun 1-6 Brenda Berry Russell & Jeffcoat 513-8210