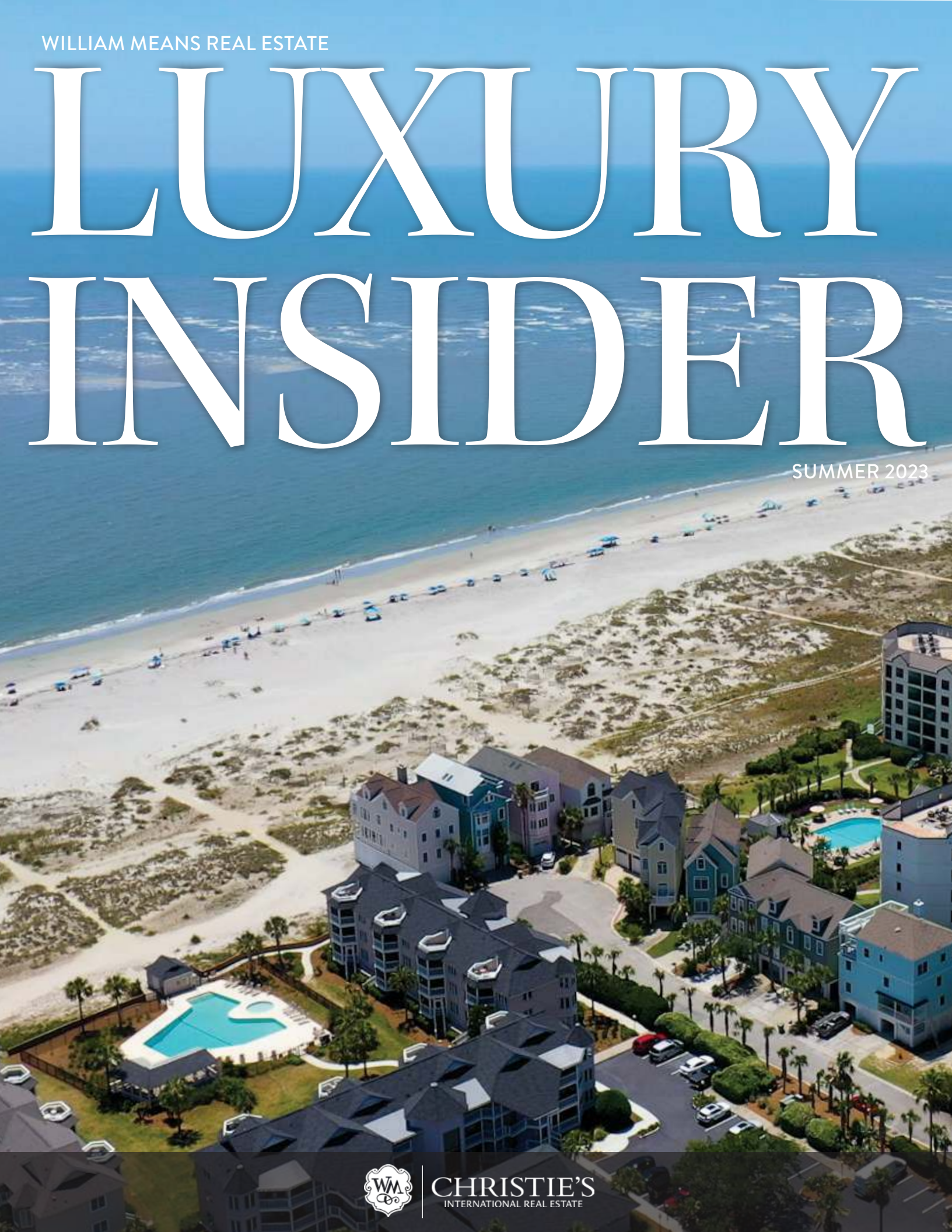


WILLIAM MEANS REAL ESTATE

LUXURY INSIDER

SUMMER 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE



& IT FEELS LIKE SUMMER...

Our agents and staff recently gathered for a sunset sail to celebrate our 90th anniversary! The weather and views made for a perfect evening to soak up the beauty of Charleston and reminded us of why we love to call this place home.

As one of the most successful and established real estate companies in Charleston, we are incredibly grateful for our dedicated agents and our wonderful clients who have made 90 years possible. William Means is committed to being a top firm for generations to come and we are excited to see what our next milestone will bring!

Special thanks to the Schooner Pride Charleston for hosting our William Means family and to Keen Eye Marketing for capturing this celebration.

Let us share our wealth of knowledge with you. From the best neighborhoods, up-to-date real estate stats and the most luxurious properties on the market ... Don't just be a Charleston local – be a LUXURY INSIDER.

LYLES GEER | *President and Broker-in-Charge*



WE ARE CHARLESTON'S EXCLUSIVE AFFILIATE OF CHRISTIE'S INTERNATIONAL REAL ESTATE.

William Means Real Estate is Charleston's exclusive Affiliate of Christie's International Real Estate. We were hand-selected by this renowned brand, showcasing our specialization in marketing fine properties to discerning clients. This partnership affirms our long-standing record of first-rate service and extends our reach to luxury markets all over the world.



49
Countries & territories

~**900**
Offices

\$500 billion+
in luxury property sales
over the last five years

All data as of March 2023

Learn more at
www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



It is hard to believe that we have already reached the halfway point of 2023. It has been a year of uncertainty in the world and one of the effects was a downturn in real estate. In the aftermath of one of the hottest housing markets in history, a cooling period has occurred which can be attributed to the rise of interest rates and financial uncertainty. The rate of this cool down has occurred at different levels across the country. Many areas have seen a dramatic change, however the interesting thing about Charleston is that it never quite follows the national trend.

While Charleston home sales have declined from 2022, this has occurred not only due to interest rates and financial uncertainty but because of a shortage of inventory. Demand for Charleston homes continues to be strong at nearly all price points. In comparing 2022 to 2023, the number of homes sold that were priced at \$750k and up has decreased 20%. While that is a significant change, a leading factor in that number is that the inventory level of new homes on the market is currently down a whopping 50% from last year. The combined factors of high demand and low inventory has meant that the strong median prices in 2022 have remained relatively the same this year.

The National Association of Realtors reported that the South has represented nearly half of all home sales for the country so far this year. It is no wonder that the Lowcountry continues to trend as a popular place to call home – just this past week, Travel + Leisure announced that Charleston was named the #1 City in the U.S. for the 11th consecutive year. Looking ahead to the second half of 2023, prognosticators believe that mortgage rates will drop only slightly, and inventory will remain tight. At William Means Real Estate, we continue to have clients who are seeking homes in the Charleston area and believe that demand will only continue. As always, we are here to assist our buyer and seller clients as we navigate the changing real estate market.

DREW GROSSKLAUS | Sales Director/East Cooper Broker-in-Charge

<p>MORE THAN \$171M</p>	<p>\$15M</p>	<p>Highest Sales Price in 2023</p>
<p>IN COMPANY WIDE SALES SO FAR THIS YEAR</p>	<p>#1</p>	<p>Firm in Mount Pleasant's I'On Neighborhood</p>
	<p>\$1.29M</p>	<p>Average Sales Price</p>



FROM THE BLOG

LUXURIOUS TWO-STORY PENTHOUSE HITS THE MARKET

Charleston's most luxurious penthouse encompasses the top two floors of the People's Building

Charleston's most luxurious penthouse, which encompasses the entire top two floors of the People's Building, is for sale for \$14.5 Million. William Means agent, Bonnie Geer, is representing the sellers.

The property's 2005 residential renovation was the vision of New York designers, Monique Gibson and Andrew O'Neal, and boasts more than 8,000 sq. ft. of living space over two floors. The outdoor living and entertainment space on the rooftop was designed by landscape architect, Sheila Wertimer and offers an additional 3,500 sq. ft. with panoramic sunrise and sunset views of Charleston Harbor and Fort Sumter.

Built in 1911, the iconic People's Building at 18 Broad Street is eight stories high and was considered Charleston's first skyscraper. The building was conceived by Mayor R. Goodwynn Rhett and at the time, its effect on the city's original skyline was a hot button debate. President William Howard Taft, who viewed the city from the top of the building upon completion, said, "I don't believe that it did ruin the skyline, but if it did, the view from up here makes it worth it."

"This premier address with luxury finishes and historic details offers unparalleled views of Charleston's Harbor and the entire historic district. The location at the corner of Broad

and State Streets is unlike any other," said Geer. "It is steps away from Charleston's world-renowned culinary scene as well as museums, art galleries and waterfront parks."

The penthouse was built for entertaining, whether enjoying a small family gathering or hosting a gala for 200 guests. The placement of each room was intentional and preserves the building's more than 50 arched windows in the design, allowing each room to have its own special view of the city. No expense was spared in the details with precision millwork, masonry and stonework throughout. The chef's kitchen includes large dual marble islands and top-of-the-line appliances. A 1,500 sq. ft. primary suite is in a separate wing on the eastern side of the penthouse. It is complete with a spa-like marble bath with steam shower, a large dressing room and closet, study with a fireplace, wet bar and even a dog washing room. The second-floor features two additional guest suites, a full kitchen, den and a billiard room. Additional highlights include a private elevator entrance, two Sub-Zero 132 bottle wine chillers, three gated parking spaces and 24/7 surveillance.

Read the full article at charlestonrealestate.com.



DOWNTOWN
CHARLESTON





LUXURY PENTHOUSE IN HISTORIC CHARLESTON

18 Broad Street unit 801

3 BR | 3.5 BA | 8,363 SF | French Quarter

Welcome to luxurious penthouse living at 18 Broad Street, one of Charleston's most spectacular properties in the heart of the city's historic district. This magnificent home encompasses the top two floors of the People's Building and showcases wonderful panoramic views of Charleston. The penthouse's impeccable renovation was the vision of New York designers, Monique Gibson and Andrew O'Neal, and executed by Meadors, Inc. It boasts more than 8,000 sq. ft. of living space with an additional 3,500 sq. ft. outdoor rooftop. The People's Building is situated on the corner of Broad and State Streets and is just steps away from fine dining, art galleries, museums and parks. A premier address, historic details and luxury finishes make this penthouse an incomparable property.

MLS 23009724

Bonnie Geer

\$14,500,000

843.870.0521





HISTORIC SOUTH OF BROAD HOME

1 Water Street

4 BR | 3.5 BA | 3,931 SF | South of Broad

MLS 23004219

Lyles Geer

\$4,500,000

843.793.9800



GRAND HOME ON HIGH BATTERY

31 E Battery Street

6 BR | 5 BA | 7,505 SF | South of Broad

MLS 22021909

Lyles Geer

Under Contract

843.793.9800



ELEVATED HOME WITH PICTURESQUE GARDEN

17 Logan Street

3 BR | 2.5 BA | 2,852 SF | South of Broad

MLS 23011756

Lyles Geer

\$2,550,000

843.793.9800



BEAUTIFUL SOUTH OF BROAD HOME

71 Gibbes Street

3 BR | 3.5 BA | 2,907 SF | South of Broad

MLS 23012182

Helen Butler

\$2,225,000

843.343.2222

DOWNTOWN CHARLESTON

Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



IMPECCABLY RENOVATED HOME

550 Huger Street

4 BR | 3.5 BA | 2,531 SF | Hampton Park Terrace

MLS 23014001

Will Dammeyer

Under Contract

843.670.6747



1940'S BUNGALOW WITH A POOL

874 Ashley Avenue

3 BR | 2.5 BA | 1,493 SF | Wagener Terrace

MLS 23015800

Lyles Geer

\$1,275,000

843.793.9800



CHARMING DOWNTOWN TOWNHOME

15 Horlbeck Alley unit B-6

3 BR | 2.5 BA | 1,260 SF | Harleston Village

MLS 23014144

Lyles Geer

Under Contract

843.793.9800

DOWNTOWN CHARLESTON

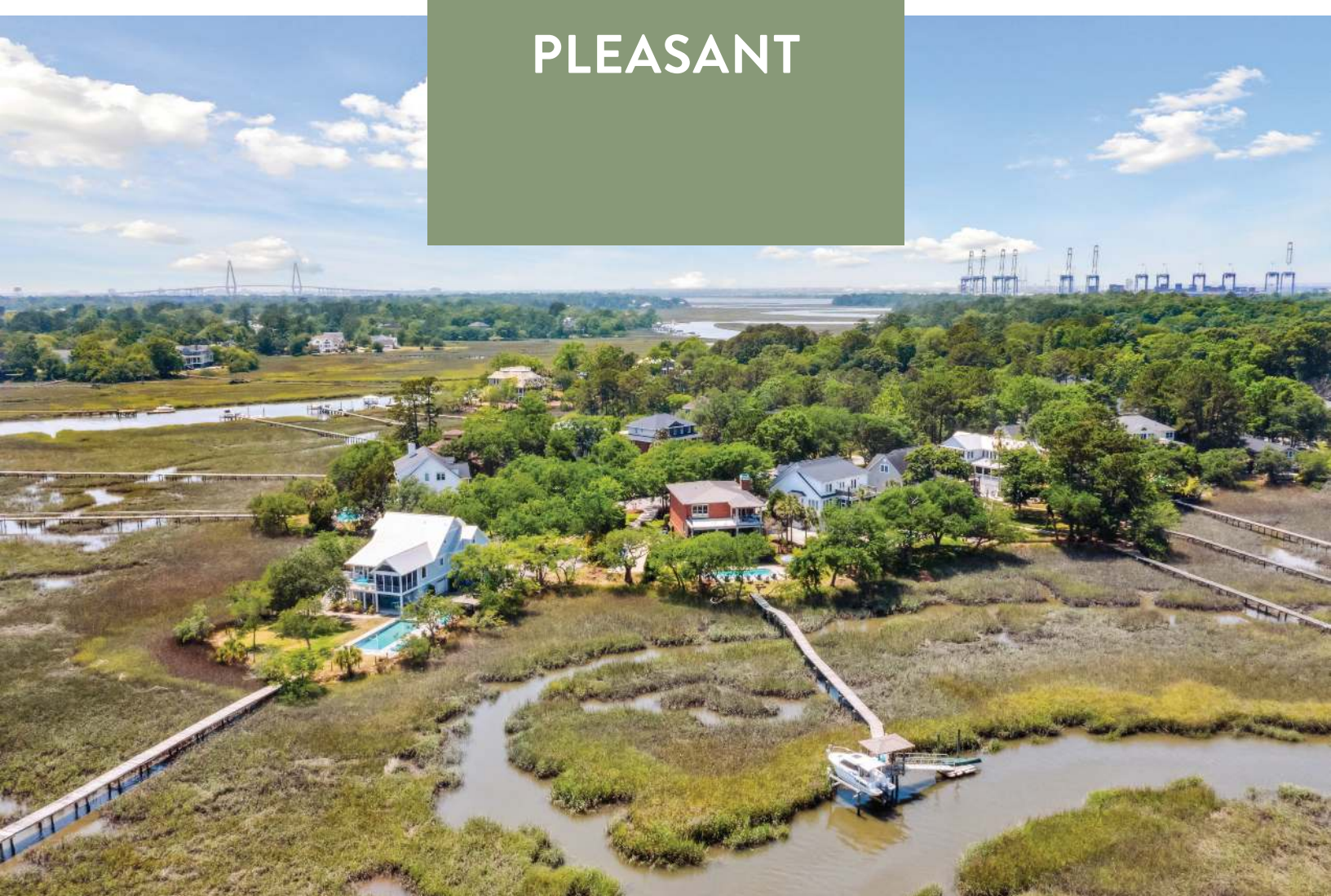
Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



MOUNT
PLEASANT





WATERFRONT ESTATE ON PRIVATE PENINSULA

626 Island Walk East

5 BR | 3.5 BA | 4,967 SF | Belle Hall

This spectacular, waterfront estate is on a private peninsula with 1.4 acres of high ground and 47 additional acres of surrounding marsh. This exceptional property was designed by architect Reggie Gibson and constructed by Pat Ilderton, where sleek modern design combines with an unparalleled Lowcountry atmosphere. Enjoy fishing or crabbing from your private dock with boat lift in the most picturesque setting, offering expansive vistas of the tidal creek, marsh and Wando River. Additional features include a copper roof, new garage doors, three new Rinnai tankless hot water heaters, energy efficient geo-thermal heating and cooling system and IPE decking. 626 Island Walk East is truly a rare, waterfront property with limitless opportunities, allowing you to feel a world away while being mere miles to downtown Charleston and the beach.

MLS 23010576

Will Dammeyer

Under Contract

843.670.6747





NEW CONSTRUCTION HOME

654 Atlantic Street

5 BR | 4.5 BA | 3,785 SF | Old Mount Pleasant

MLS 23012098

Kalyn Smythe

Under Contract

843.708.3353



HIBBEN HOME WITH A POOL

933 Tupelo Bay Drive

5 BR | 4.5 BA | 4,431 SF | Hibben at Belle Hall

MLS 23013924

Will Dammeyer

\$2,325,000

843.670.6747



TURNKEY RESIDENCE IN I'ON

47 Jogging Street

4 BR | 3 BA | 3,019 SF | I'On

MLS 23012867

Farrah Follmann

Under Contract

843.860.3425



FANTASTIC HOME WITH A POOL

2716 Rush Haven Drive

5 BR | 5 BA | 4,534 SF | Dunes West

MLS 23013752

Michelle McQuillan

\$1,995,000

843.814.4201

MOUNT PLEASANT

Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



METICULOUSLY RENOVATED HOME

1310 Lonnie Circle

4 BR | 3 BA | 2,200 SF | Old Mount Pleasant

MLS 23011266

Kalyn Smythe

Under Contract

843.708.3353



WONDERFUL HOME WITH CARRIAGE HOUSE

45 Eastlake Road

4 BR | 4.5 BA | 2,507 SF | I'On

MLS 23002715

Michelle McQuillan

Under Contract

843.814.4201



CHARLESTON SINGLE-STYLE HOME

840 Tupelo Bay Drive

4 BR | 2.5 BA | 2,911 SF | Hibben at Belle Hall

MLS 23013687

Will Dammeyer

Under Contract

843.670.6747



BRICK RANCH IN LOVELY NEIGHBORHOOD

966 Sea Gull Drive

4 BR | 3 BA | 2,000 SF | Shemwood II

MLS 23012447

Kalyn Smythe

Under Contract

843.708.3353

MOUNT PLEASANT

Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



MOVE-IN READY COTTAGE

80 SOWELL STREET

3 BR | 2.5 BA | 1,954 SF | 1'On

80 Sowell Street is situated on a corner lot in a prime location near Eastlake with a full front porch and a garden path with a fountain. The home features three bedrooms including a first-floor primary suite and two-and-a-half baths. The open floor plan offers plenty of natural light featuring bright, large windows with plantation shutters. The kitchen is equipped with granite countertops, updated appliances including a new microwave and a coffee bar. There is also an open living room and dining area as well as a quaint den with a gas fireplace. Upstairs you will find two additional bedrooms that share a bath. This wonderful home is the perfect full-time residence or lock-and-leave property in a highly desirable Mount Pleasant neighborhood.

MLS 23015358

Jane Milner

Under Contract

843.224.7339





FROM THE BLOG

WHY WE LOVE CALLING CHARLESTON HOME

There are certain aspects of life in Charleston that you just won't find anywhere else

Our beloved city of Charleston is filled with history, charm and culture. Known for its cobblestone streets, antebellum mansions and breathtaking coastal surroundings, Charleston offers the perfect blend of Southern hospitality and coastal living. We've rounded up what truly makes Charleston so special and why we love to call this city our home.

Rich history. Along the streets of downtown, you'll discover historic architecture like colorful row houses along Rainbow Row and Charleston Singles with double piazzas. Take a peek beyond the wrought-iron gates to take in the beauty of centuries-old gardens. The Holy City takes great pride in preserving its historic buildings, ensuring that each corner allows you to step back in time.

Southern hospitality. Charlestonians take Southern hospitality seriously. Living in Charleston means experiencing genuine kindness and a strong sense of community wherever you go. When visiting our city, expect to be treated like family.

Gullah culture. The Gullah culture is deeply rooted in Charleston's history from the soulful flavors of Lowcountry cuisine to handcrafted sweetgrass baskets being meticulously sewn on the corners of downtown streets. Locals and visitors can immerse themselves in this vibrant culture, from attending local festivals to indulging in traditional dishes like

shrimp and grits, okra and gumbo.

Lowcountry cuisine. Speaking of gumbo, Charleston has become an unmatched culinary scene over the years. You'll find a variety of restaurants that use local ingredients to create decadent dishes with freshly caught seafood and grits. Even as a local, it's almost impossible to dine at every restaurant in the area.

Beaches and waterfront living. Living in Charleston means having easy access to some of the most beautiful beaches and waterfront locations on the East Coast. From beaching on Sullivan's Island to enjoying a boat day to Capers Island, there's a spot for everyone to enjoy the sun and aquatic lifestyle.

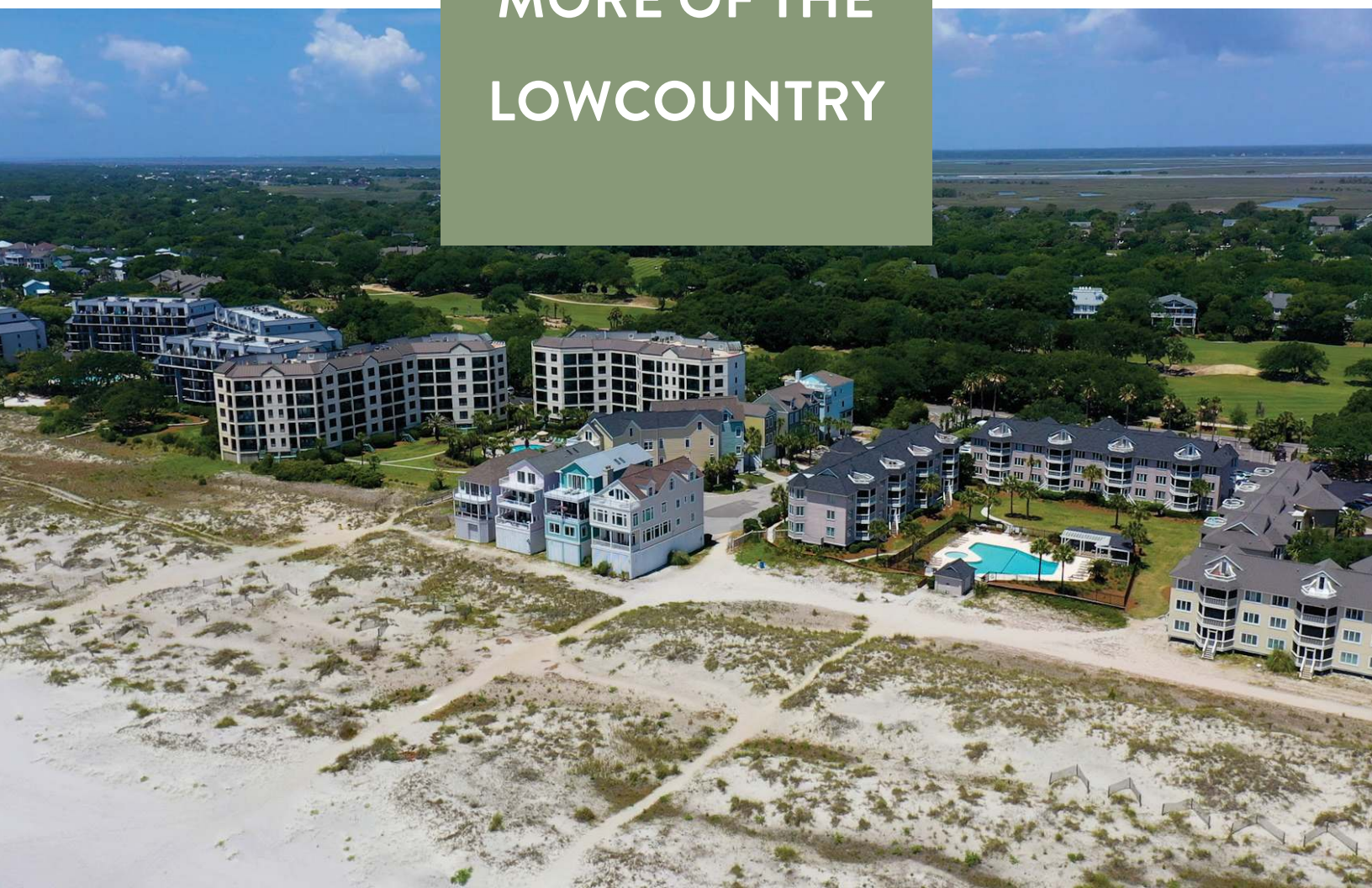
Festivals and social events. Charleston's calendar is packed with festivals and celebrations throughout the year. From the iconic Spoleto Festival USA, the Charleston Wine + Food Festival or Second Sunday on King Street, there's always a family-friendly event to look forward to.

Charleston offers a unique experience of history, culture and natural beauty that you won't find anywhere else. If you're looking to move to Charleston or just explore the city, one of our expert agents would be delighted to show you why you'll love calling Charleston home, too.

Read the full article at charlestonrealestate.com.



EXPLORE
MORE OF THE
LOWCOUNTRY





BRAND-NEW HOME IN THE CRESCENT

1 Sayle Road

5 BR | 5/2 BA | 6,430 SF | West Ashley

Step inside this beautifully designed custom home ready soon for its new owner! Built by Arnett Construction, this premier five bedroom, five-and-a-half bath home sits on a corner lot in the coveted Crescent neighborhood. The attention to detail is evident from the moment you open the door of this impressive brand-new home. Outside, a stone path leads to the serene pool area with a spa and sun shelf. A privacy wall with a water feature, outdoor kitchen and bathroom and a pool deck with a fireplace add to the resort-like atmosphere. Additional highlights include an elevator, three-car garage with epoxy floors, 6" half round gutters, an outdoor fireplace, two grilling stations and a large front yard. 1 Sayle Road is the premier address to call home!

MLS 23014657

Bonnie Geer

\$5,500,000

843.870.0521





BEACH HOME WITH OCEAN VIEWS

3 Summer Dunes Lane
6 BR | 6 BA | 2,870 SF | Wild Dunes

MLS 23010288
Kalyn Smythe

\$2,325,000
843.708.3353



LOWCOUNTRY SANCTUARY WITH POOL

3359 Westphal Drive
4 BR | 4/3 BA | 5,028 SF | Johns Island

MLS 23011074
Lyles Geer

Under Contract
843.793.9800



55+ COMMUNITY IN SUMMERVILLE

411 Switchgrass Drive
2 BR | 2 BA | 1,410 SF | Del Webb at Nexton

MLS 23013069
Will Dammeyer

\$399,000
843.670.6747



MIRA VISTA CONDOMINIUM

2027 Telfair Way
2 BR | 2 BA | 1,080 SF | James Island

MLS 23014026
Elle Haynes

Under Contract
843.557.6727

A photograph showing a man in a light blue suit and white shirt holding a piece of paper, looking towards a younger man on the right. The younger man is wearing a grey polo shirt and white earbuds, and is holding a professional camera mounted on a tripod. They are standing in a doorway or near a window, with a potted plant visible on the left. The background shows an interior space with a hanging lantern and a fireplace.

FROM THE BLOG

PREPARING YOUR HOME FOR REAL ESTATE PHOTOGRAPHY

Your William Means agent can offer their expertise for capturing your home in its best light

One of the first steps for getting your home ready to hit the market is taking professional photography. Your William Means Realtor will discuss options with you for scheduling and the services that will be booked. From aerial photography taken by drone, capturing views at twilight to a video tour with an agent introduction – there are many options to showcase your home. With a little preparation and coordination to be “shoot-ready,” this process will be a breeze for you, your agent and the photographer.

Curb appeal is king. They say first impressions are everything and that rings true in real estate. Curb appeal is defined as “the attractiveness of a property for sale and its surroundings when viewed from the street.” The exterior of the property is a potential home buyers first impression of your house, so it’s important to get it right. Starting with a freshly cut lawn, you’ll want to be sure that your landscaping is trimmed and healthy. Outdoor furniture should be clean and straightened, and toys and equipment should be out of sight. If you have a pool, be sure that it’s cleared of debris as this will be visible in the photos. You will also want to move your cars from the driveway and away from the house. You’ll be surprised what the drone will be able to capture from aerial views, so park your vehicles far away or the next street over.

Squeaky clean. While we are sure you know your home should be spick and span prior to an open house or showing, this also includes deep cleaning ahead of your photoshoot. All surfaces should be cleaned, including mirrors, and walls and ceilings should be re-painted if necessary. This step will ensure that your home is impeccably prepared for the real estate market and makes for

a better in-person experience when photographing the property.

Less is more. We can’t say it enough – de-cluttering is key. Personal items should be hidden or stowed away so that a potential buyer can visualize themselves in your home. In the kitchen and bathrooms, you will want to be sure that all surfaces are free from unnecessary items like soap, toiletries, paper towels or small appliances.

Let there be light. There is nothing better than photography that is light and bright. It’s time to open your window blinds and curtains, turn on all the lights and make sure that bulbs are functional and match in warmth. While ceiling fans are okay to be turned on during a property video, they will appear out of focus in still photos, so it is best to leave them off. If the weather is not ideal on your scheduled date for photography, your home may appear darker than usual so you should discuss rescheduling options with your agent.

Set the stage. Now that you have tended to the lawn, deep cleaned and decluttered – it’s time to consider staging. A survey from the National Association of Realtors® revealed that home staging continues to be a significant part of the home buying and selling process. If your home is vacant, staging or virtual staging should be discussed with your agent prior to your photoshoot.

Real estate photographers are busy, especially in the Charleston marketplace, so having your home “shoot-ready” prior to their arrival is paramount for a smooth photoshoot.

Read the full article at charlestonrealestate.com.



CHRISTIE'S SPOTLIGHT: OTTAWA, ONTARIO

Marilyn Wilson Dream Properties®

The vibrant nation's capital, Ottawa, offers one of the safest and most beautiful places to live in Canada. Ottawa is a draw for the tech and business sectors and is the locale of the headquarters of various companies, including Kinaxis and Shopify. It is also home to the Prime Minister of Canada and a diverse diplomatic community.

Ottawa is a cosmopolitan city offering top-caliber access to the arts via the National Art Gallery and National Arts Centre, among others. It is also renowned for its impressive and well-preserved greenspace, including its vast Capital Pathway, which offers 124 miles of trails through the city, and UNESCO world heritage site the Rideau Canal, which becomes the world's longest skating rink in winter.

Ottawa is a known destination to raise a family, with exceptionally low crime rates, high-ranked schools, and an abundance of greenspace to enjoy quality time. With plenty in the way of family and entertainment, it is no secret why Ottawa is known for its seamless blend of nature, business and history.

MARILYN WILSON DREAM PROPERTIES®

Marilyn Wilson Dream Properties® Inc. is the leading luxury real estate brokerage in Ottawa, Canada's capital. It is a multigenerational brokerage whose brand, Dream Properties®, was founded in 1989 with DreamProperties.com being one of the first real estate websites established in Canada. The firm's long-standing history of success in Ottawa's residential market makes them the clear choice for buyers and sellers in that market.

The brokerage has a 100% market share for homes \$5M and above and an unprecedented 85% market share for homes \$4M and above from 2020 to date. Marilyn Wilson Dream Properties® Inc. has also sold the eight highest-priced homes

ever to sell in Ottawa, representing both buyers and sellers in all eight transactions. For 32 years, Dream Properties® has sold the highest-priced property in the city.

Since 2011, Marilyn Wilson Dream Properties® Inc. is proud to be the exclusive Christie's International Real Estate affiliate for Eastern Ontario and look forward to speaking with you about your Ottawa real estate needs. If visiting Ottawa, please reach out to benefit from our complimentary concierge service.

QUICK FACTS

- In 1857, Queen Victoria of Britain chose Ottawa to be the capital of Canada. Today, it is the fourth largest urban region in Canada with a population of more than 1 million.
- Ottawa embodies a unique blend of history, natural beauty and culture.
- Ottawa offers a high standard of living, excellent education and great healthcare.
- In the winter, Ottawa's Rideau Canal becomes the longest skating rink in the world at 4.85 miles.
- It is home to the National Gallery of Canada which displays one of the finest collections of Indigenous and Canadian art in the world.
- Parliament Hill, also known as The Hill, sits on the southern banks of the Ottawa River and has 3 million visitors annually.

MARILYN WILSON DREAM PROPERTIES®

266 Beechwood Avenue | Ottawa, Ontario
613.842.5000 | dreamproperties.com

MARILYN WILSON
DREAM PROPERTIES®
INC. BROKERAGE

CHRISTIE'S
INTERNATIONAL REAL ESTATE



2201-428 SPARKS STREET

2 BR | 3 BA | Downtown Ottawa

Reba Wilson
Marilyn Wilson

\$5,800,000 CND
613.668.5888
613.978.8788

STONE AYR WATERFRONT ESTATE

14 BR | 16 BA | 60 AC | Dunrobin

Reba Wilson
Marilyn Wilson

\$15,000,000 CND
613.668.5888
613.978.8788



300 ACACIA AVENUE

6 BR | 6 BA | Rockcliffe Park

Reba Wilson
Marilyn Wilson

\$5,000,000 CND
613.668.5888
613.978.8788

258 SECOND AVENUE

5 BR | 6 BA | The Glebe

Reba Wilson
Marilyn Wilson

\$4,300,000 CND
613.668.5888
613.978.8788



ANNE BOONE HOME REPRESENTS TOP SALE IN HISTORIC CHARLESTON

47 East Bay Street

5 BR | 5/2 BA | 7,075 SF | South of Broad | Sold for \$8,600,000

We are happy to announce the sale of 47 East Bay Street, the second highest sale in downtown Charleston this year! The Anne Boone House is a breathtaking jewel, masterfully renovated by an elite team of Charleston experts. It was truly a pleasure representing the sellers of this South of Broad home and we send our sincerest congratulations to the buyers.

RECENT SUCCESSES

Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE

NOTEWORTHY COMPANY SALES



SOUTH OF BROAD
42 Legare Street
Sold - 4,340,500



MOUNT PLEASANT
38 Fernandina Street
Sold - \$3,625,000



HARLESTON VILLAGE
59 Smith Street
Sold - 3,250,000



DANIEL ISLAND
767 Dunham Street
Sold - \$2,870,000



MOUNT PLEASANT
821 Bridgetown Pass
Sold - \$2,700,000



JAMES ISLAND
2040 Coker Avenue
Sold - \$2,675,000



MOUNT PLEASANT
383 Bridgetown Pass
Sold - \$2,600,000



MOUNT PLEASANT
83 Latitude Lane
Sold - \$2,545,000



SOUTH OF BROAD
59 King Street
Sold - \$2,515,000



SOUTH OF BROAD
22 Meeting Street
Sold - \$2,500,000



MOUNT PLEASANT
696 Fisherman's Bend
Sold - \$2,357,500



MOUNT PLEASANT
26 Mises Street
Sold - \$2,295,000

RECENT SUCCESSES

Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



FROM THE BLOG

5 WAYS TO IMPROVE YOUR OUTDOOR SPACE FOR SUMMER

Follow these tips to transform your outdoor areas into your favorite summer retreat

Summer is the time to bring life, vibrancy and relaxation to your outdoor spaces. Whether you have a charming garden, a cozy piazza or a spacious backyard, the latest outdoor decorating trends can help transform your outdoor areas into your favorite summer retreat.

Outdoor living room. Take your outdoor relaxation to the next level by creating a cozy outdoor living room. This trend focuses on bringing the comfort and functionality of indoor spaces to the outdoors. Invest in comfortable seating options like weather-resistant sofas, lounge chairs and a hammock. Complete the ambiance with soft cushions, outdoor rugs and ambient lighting such as string lights or lanterns. With a well-designed outdoor living room, you'll have the perfect spot to unwind, entertain guests or enjoy a good summertime book.

Outdoor kitchen and dining area. Al fresco dining and outdoor cooking have become more popular than ever, especially in cities like Charleston where you want to spend most of your time outside. Invest in a grill, a pizza oven or a fully equipped outdoor kitchen setup. Add a dining table with comfortable seating and consider shading options like pergolas or umbrellas to protect you from the summer sun. The joy of outdoor cooking and dining will create unforgettable memories and will forever be a popular way to enjoy a meal.

Pops of bold colors. This summer, leave behind muted tones

and embrace the joy of vibrant colors. Add energy to your outdoor areas by incorporating bold, eye-catching shades like blues, oranges or pinks. These colors will add personality to your space and can be incorporated through accent pillows, outdoor rugs, colorful planters or even painted furniture. Don't be afraid to mix and match different hues to create a lively and inviting atmosphere.

Vibrant and lush greenery. Make your outdoor space extra cozy this summer by adding in vibrant plants and lush foliage. From window boxes, hanging baskets and potted plants to climbing vines, there are countless ways to incorporate greenery into your decor. Choose low-maintenance plants like succulents or create a tropical oasis with large leafy plants.

Outdoor lighting. Create a magical atmosphere by incorporating creative outdoor lighting to your space. String lights, lanterns and fairy lights can instantly transform your outdoor space into a charming haven, especially during warm summer evenings. This will add the perfect final touch to your new trendy outdoor space.

Transforming your outdoor space into a captivating oasis that reflects your personal style offers endless opportunities for relaxation and enjoyment. With a bit of creativity and these trends as your inspiration, your outdoor space is bound to become the highlight of the season.

Read the full article at charlestonrealestate.com.

LET OUR AGENTS HELP YOU CALL CHARLESTON HOME



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843.793.9800



Helen Geer
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Leslie Anderson
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Georgia Bell
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Jenny Bernard
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Beverly Burris
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Helen Butler
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Meghan Chipley
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Crawford**
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Harry Farthing
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Farrah Follmann
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Leize Gaillard
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Harrison Gilchrist
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Kaelin Hall
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Elle Haynes
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Huddleston**
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Jordan Kruse
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Jane Milner
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Kenton Selvey
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Andrew Smith
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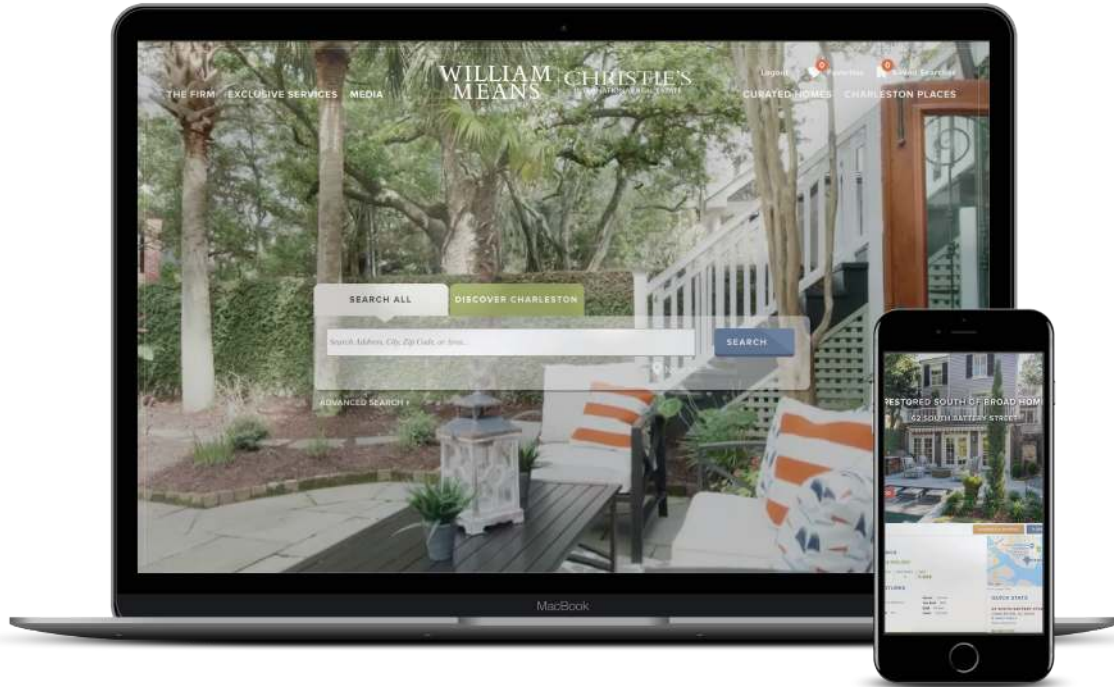
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