

WILLIAM MEANS REAL ESTATE

LUXURY INSIDER

SPRING 2023



CHRISTIE'S
INTERNATIONAL REAL ESTATE



SPRINGTIME IN CHARLESTON.

There is nothing quite like springtime in Charleston. Beautiful weather combined with incredible events and a bustling real estate market - there really isn't anything that compares. During this season it's easy to see why so many choose to call Charleston home. I think we can all agree...the Lowcountry is pretty special that way.

Now more than ever, it's important to work with an experienced and knowledgeable Realtor throughout the buying and selling process. William Means Real Estate is synonymous with quality, integrity and profound client satisfaction. Our agents will work hard every day to give you the greatest advantage in the Charleston marketplace. Whether it be your first home, your next investment or your dream property - it would be our privilege to assist you.

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



The first quarter of 2023 has been one of continued uncertainty. At this time last year, the opening sentence of our market report stated that the Charleston real estate market continued to have strong demand with reduced inventory. This still rings true, and we are seeing the low inventory of available homes continue into this year.

The number of residential listings with a sales price of \$500K or higher has dropped 18.3% from the first quarter of last year. While this looks like a softening of the market, one of the main culprits of this decline is the lack of inventory. The number of new residential listings priced at \$500k or higher is down an astonishing 68.9% versus the first quarter of 2022. High demand and low inventory have not had a dramatic effect on the median sales price however, as it was relatively the same in comparison to the first quarter last year.

Additionally, we are continuing to experience many of the same factors and challenges we faced in 2022. The war in Ukraine began at the end of February in 2022 and as we enter April, we see no signs of the conflict ending. The war and post-Covid supply change issues have had a massive impact on the global economy causing inflation at unprecedented levels. This has contributed to a jump in mortgage rates, another factor in the slowing real estate market last year. This trend continues as rates are nearly a point higher at 6.18% compared to the same time last year. However, this rate is a near low over the last six months. The economy has continued to be a hot topic with the Federal Reserve continuing rate hikes, recent bank failures and the possibility of a recession.

Despite this uncertainty in real estate, William Means has continued to be a top firm in the Charleston market. At the end of March, our firm had achieved more than \$80 million in sales with an average sales price of \$1.642 Million. William Means represented the sellers of the top two highest South of Broad sales and the buyer of the highest sale in Mount Pleasant this year. Additional rankings include:

No. 1 firm in downtown Charleston, South of Broad and Belle Hall

No. 1 boutique firm in West Ashley inside I-526

No. 2 boutique firm in Mount Pleasant

As we predict a future rise of home inventory, William Means remains committed to providing our clients with guidance and education in buying or selling a home in all Charleston real estate environments.

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



FROM THE BLOG

PRE-REVOLUTIONARY HOME CLOSES FOR \$8.6 MILLION

The Anne Boone House represents the highest downtown sale so far this year

We're pleased to announce the Anne Boone House, located at 47 East Bay Street, has sold for \$8.6 Million. This is the highest sale on the downtown peninsula so far this year. Congratulations to our agent, Helen Geer, for representing the sellers of this stunning home.

"The Anne Boone House is one of the finest homes in historic Charleston," said Geer. "From the impressive grounds, meticulous renovation and stunning design, 47 East Bay offered a rare opportunity to own a piece of South of Broad history. It was a true privilege to represent my clients in the sale of this property."

The pre-Revolutionary property encompasses more than 7,000 square feet and 0.26-acre. It was masterfully renovated by a prestigious team of Charleston preservation experts and features beautiful grounds created by renowned landscape architect, Glen Gardner. The lush garden, heated pool, piazzas and multiple seating areas are just a few of the outdoor highlights.

This Georgian-style, five-bedroom house is one of the oldest surviving examples of the Charleston Single house. The north wall of the house includes original stucco and arched staircase windows that survived almost intact from its original construction. The interior of the house features custom painted floors and Venetian plaster walls by artist Stephanie

Poe. The ceiling medallions were inspired by Drayton Hall and are a reminder of the home's vast history.

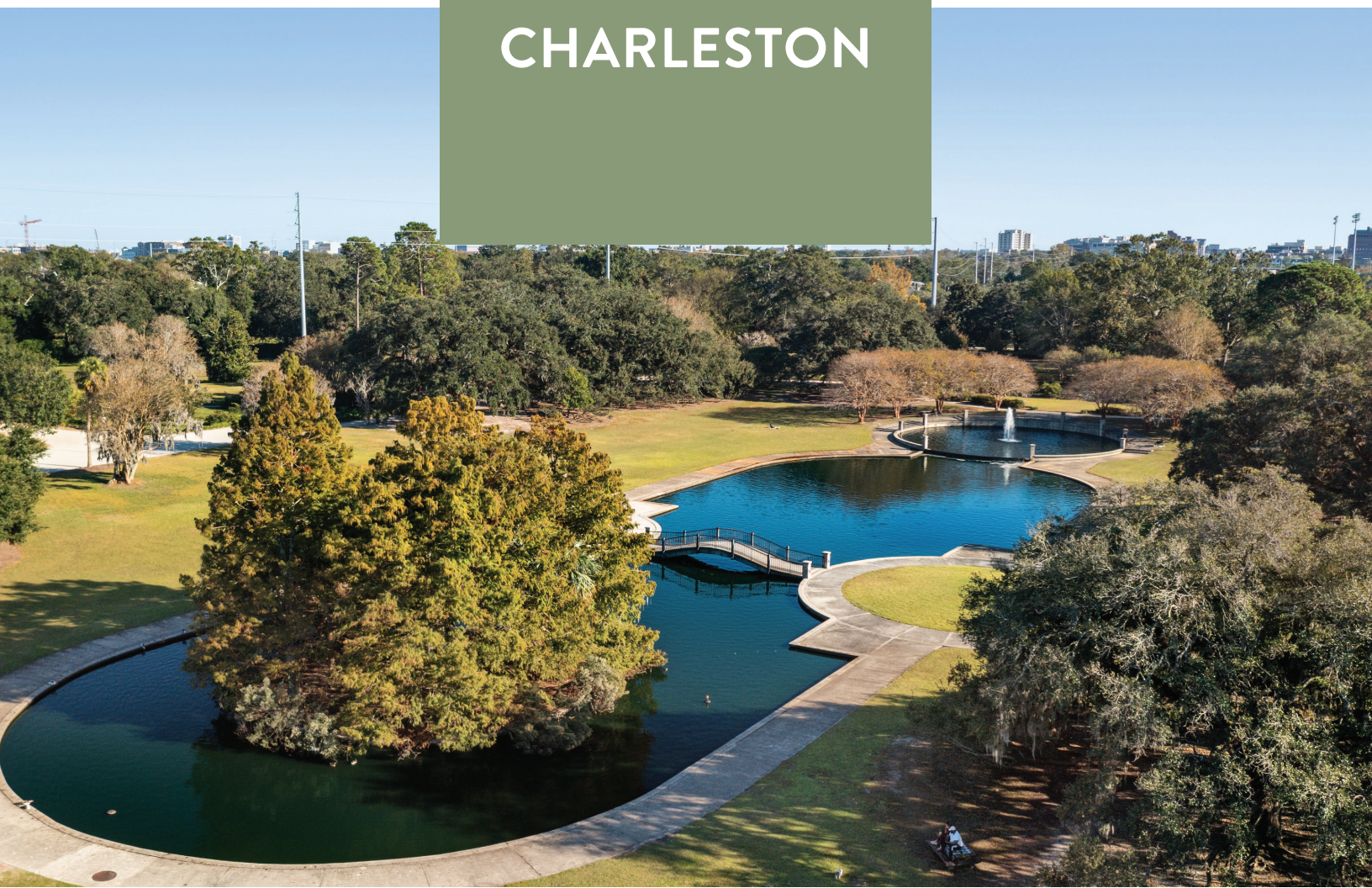
The property offers a link with one of the lesser-known facets of early Charleston history. According to Historic Charleston Foundation, Anne Boone was the daughter of the landgrave Daniel Axtell, son of a Puritan leader who helped execute King Charles I. Her husband Joseph, also a Puritan or Dissenter, figured prominently in many of the political struggles with the rising Anglican leadership in the late-17th and early-18th centuries.

"For 90 years, William Means has been the premier firm to represent historic homes in Charleston," said Lyles Geer, President and Broker-in-Charge of William Means Real Estate. "It is a true testament to our agents and our company that we are entrusted with the sale and purchase of these one-of-a-kind properties."

Read the full article at charlestonrealestate.com.



DOWNTOWN
CHARLESTON





HISTORIC SOUTH OF BROAD HOME

1 Water Street

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

This handsome 1857 Italianate style home marks a new era in modern preservation. Two years ago, it became the first historic brick property in Charleston to be elevated eight feet off the ground. 1 Water Street is set in the most desirable location in Charleston - just steps away from the harbor and all the charm of the city's most notable architecture. Built with a side-hall entryway the home has expansive double-gallery rooms opening onto the western piazzas, perfect for entertaining and gatherings. On the second floor you will find the expansive primary suite complete with a spacious walk-in closet, sprawling bathroom and glimpses of the harbor. Looking off the side piazzas you will see the two-car driveway and beautifully landscaped garden designed by Glen Gardner. Complete with historic charm, and built to last, this property is waiting for its next owners to call it home.

MLS 23004219

Lyles Geer

\$4,750,000

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

\$4,250,000

843.793.9800



HISTORIC SOUTH OF BROAD HOME

22 Meeting Street

4 BR | 3.5 BA | 3,035 SF | South of Broad

MLS 23003679

Bonnie Geer

Under Contract

843.870.0521



IMPECCABLY RENOVATED HOME

550 Huger Street

4 BR | 3.5 BA | 2,531 SF | Downtown Charleston

MLS 23006979

Will Dammeyer

\$1,825,000

843.670.6747



CHARMING CONDO IN THE BRISTOL

3016 Old Bridgeview Lane

2 BR | 2.5 BA | 1,629 SF | Downtown Charleston

MLS 23006244

Helen Butler

Under Contract

843.343.2222



LUXURY CONDO IN THE BRISTOL

3002 Old Bridgeview Lane

2 BR | 2 BA | 1,493 SF | Downtown Charleston

MLS 23005048

Helen Butler

\$785,000

843.343.2222

Enjoy luxurious waterfront living at The Bristol condominiums. This two-bedroom unit faces south with beautiful views of the Ashley River and City Marina. An open living space features hardwood floors, a gas fireplace and floor-to-ceiling windows. A balcony offers a wonderful opportunity to enjoy a morning cup of coffee.



UPDATED COTTAGE IN WAGENER TERRACE

112 Grove Street

2 BR | 2 BA | 1,222 SF | Downtown Charleston

MLS 23005297

Kalyn Smythe

Under Contract

843.708.3353

Situated in the highly desirable Wagener Terrace neighborhood, this charming cottage on Grove Street is just steps away from beautiful Hampton Park and popular downtown restaurants. 112 Grove Street is truly a Wagener Terrace charmer and is not to be missed!

DOWNTOWN CHARLESTON

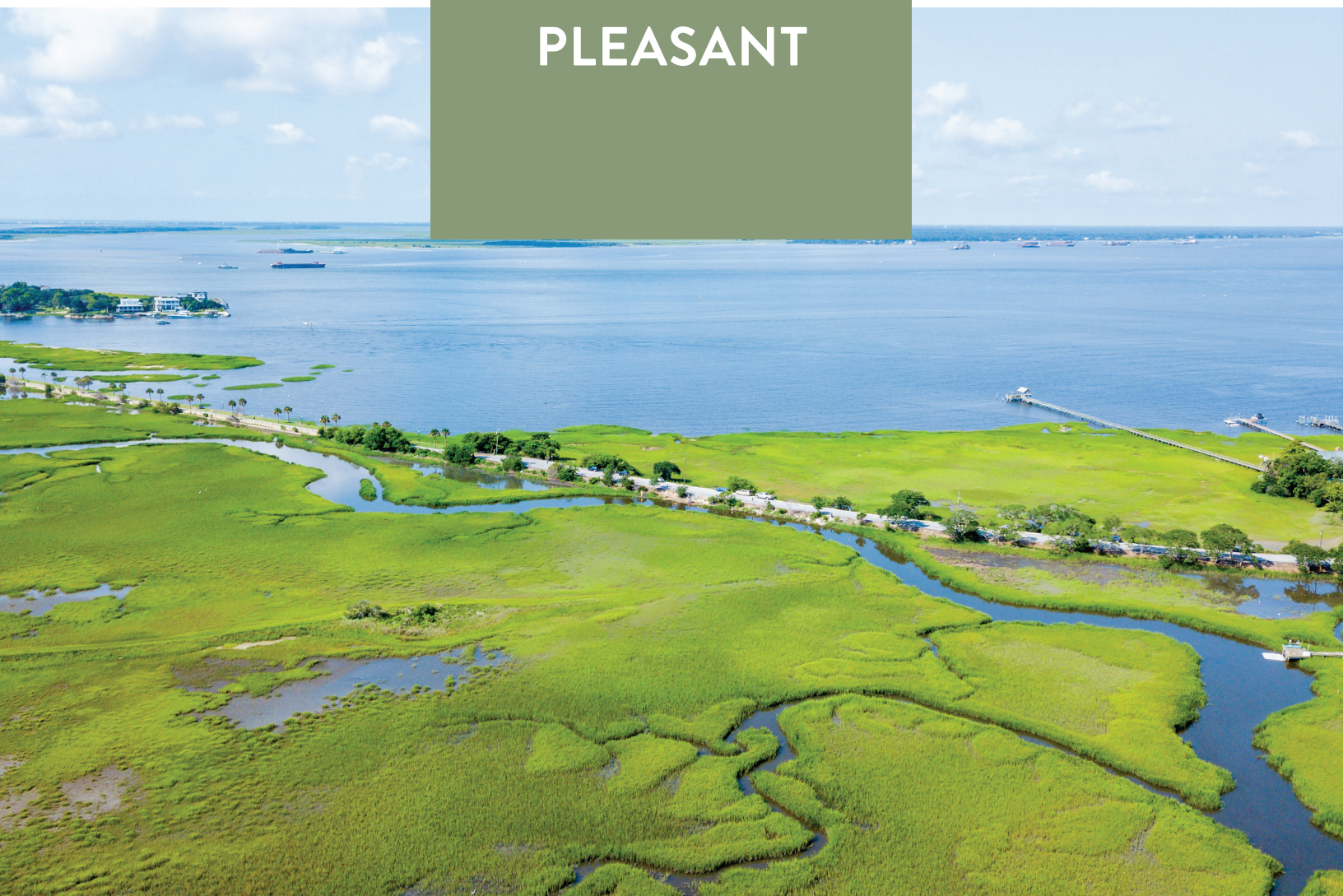
Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



MOUNT
PLEASANT





I'ON HOME WITH GUEST HOUSE

187 E Shipyard Road

4 BR | 4.5 BA | 2,638 SF | I'On

187 E Shipyard Road is designed for easy living with entertaining areas that blend indoor spaces and beautiful gardens. This gorgeous home was formerly the compound of I'On's developer making it a truly unique offering. It encompasses a three-to-four-bedroom main house, a two-story guest house and 734 sq. ft. of welcoming porches. On the first two levels, French doors across the back of the home lead onto the porches overlooking the garden. Located just steps from the lake, this home offers privacy yet easy access to all the amenities, including the I'On Club with pool, tennis and pickleball as well as the neighborhood's walking trails, boat launch, restaurants and shops.

MLS 23002776
Michelle McQuillan

\$1,975,000
843.814.4201





NEW CONSTRUCTION HOME

38 Fernandina Street

3 BR | 3.5 BA | 3,645 SF | I'On

MLS 22029084

Michelle McQuillan

Under Contract

843.814.4201



CLASSIC LAKEFRONT HOME

83 Latitude Lane

5 BR | 5.5 BA | 4,509 SF | I'On

MLS 22029342

Michelle McQuillan

Under Contract

843.814.4201



BEAUTIFUL HOME WITH CARRIAGE HOUSE

45 Eastlake Road

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

MLS 23002175

Michelle McQuillan

\$1,650,000

843.814.4201



LIGHT-FILLED HOME WITH UPGRADES

425 Turnstone Street

4 BR | 3.5 BA | 2,966 SF | Mount Pleasant

MLS 23005912

Leize Gaillard

Under Contract

843.696.5934

MOUNT PLEASANT

Learn more at www.charlestonrealestate.com



CHRISTIE'S
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RENOVATED MOUNT PLEASANT HOME

26 Mises Street

4 BR | 3.5 BA | 3,261 SF | I'On

This custom-built home is situated on a corner lot in I'On, one of Mount Pleasant's most desirable neighborhoods. Designed by architect Neal Van Dalen, this stunning home is in pristine condition and was thoughtfully renovated with sophisticated updates completed just this spring. The bright, open interior seamlessly transitions to serene outdoor spaces including multiple porches and a private brick courtyard. A one-and-a-half-car garage features a wonderful, finished living space above as well as a custom workspace with plenty of storage and parking. This is a rare opportunity to live in the beautiful I'On community with fantastic amenities, just minutes from downtown Charleston and the beaches.

MLS 23007079

Leslie Anderson

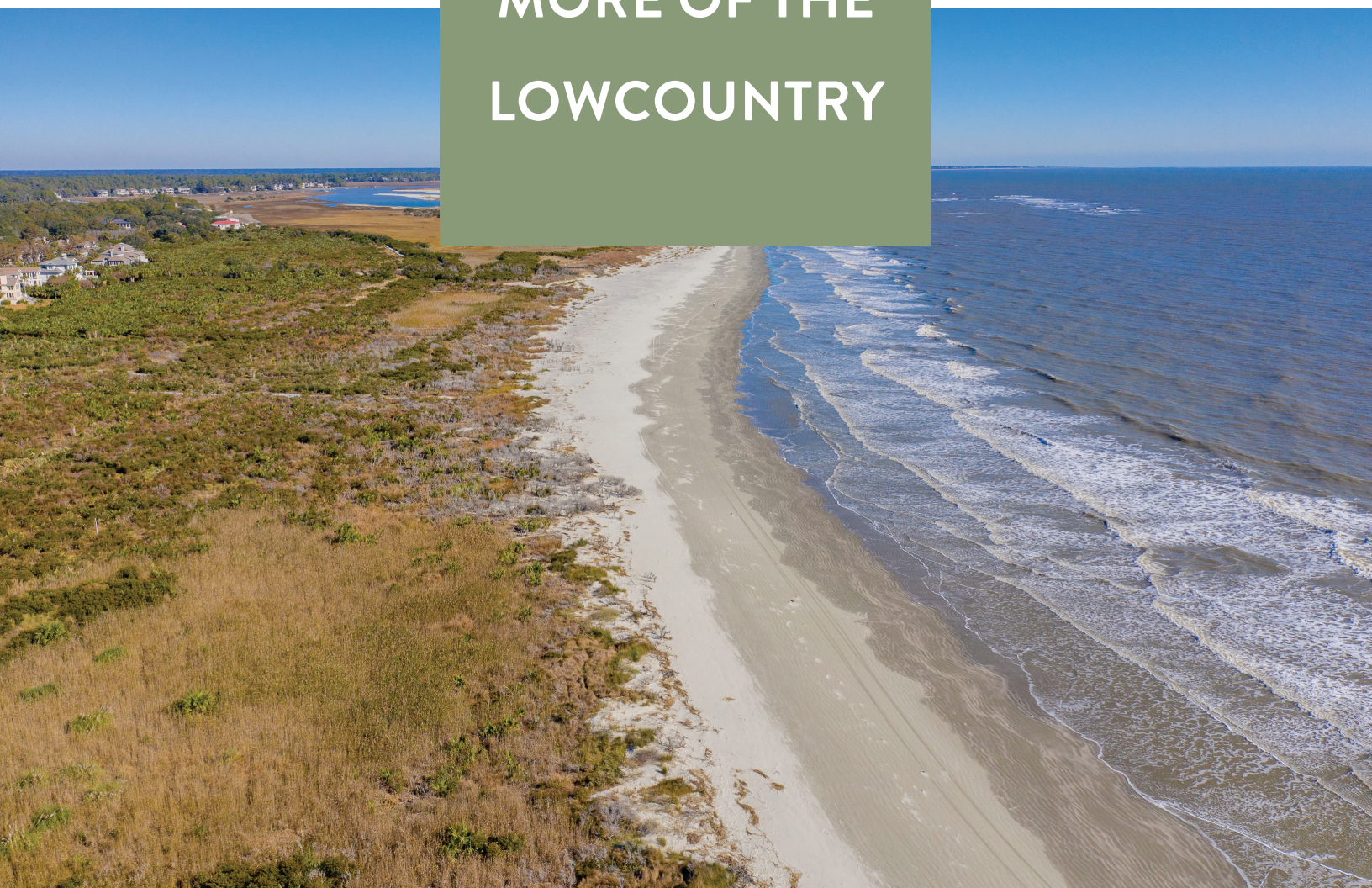
\$2,295,000

843.749.3987





EXPLORE
MORE OF THE
LOWCOUNTRY





OCEANFRONT FOLLY BEACH CONDO

201 W Arctic Avenue unit 323

3 BR | 3 BA | 1,305 SF | Folly Beach

This turn-key condominium is located oceanfront on Folly Beach offering sweeping vistas of the Atlantic Ocean and amazing sunset views. The well-maintained unit has three bedrooms each with en suite baths. Its open kitchen overlooks the spacious dining and living room. A large, covered balcony is accessed by both the living room and primary suite making it the perfect spot to enjoy the ocean view and sea breezes. Charleston Oceanfront Villas is equipped with two pools on opposite ends of the complex and covered parking inside a secured gate. Don't miss this fantastic opportunity to enjoy the best of Folly Beach.

MLS 23003760
Harrison Gilchrist

\$1,395,000
843.209.4658





DESIRABLE WEST ASHLEY HOME

1367 N. Edgewater Drive
4 BR | 3.5 BA | 2,759 SF | West Ashley

MLS 23004299
Bonnie Geer

Under Contract
843.870.0521



SPACIOUS WEST ASHLEY HOME

1232 Winchester Drive
5 BR | 3 BA | 2,654 SF | West Ashley

MLS 22026988
Katie Wishneff

\$665,000
843.870.8784



PRIVATE LOT ON CUL-DE-SAC

1702 Ancient Oaks Lane
.35-AC | Johns Island

MLS 22024093
Eileen Smith

\$380,000
843.870.6290



FROM THE BLOG

HOW TO SPEND A LONG WEEKEND IN CHARLESTON

We welcome you to come experience the best of the Holy City

The secret is out. If you visit Charleston, it will immediately become your new favorite place. Whether you're coming for a short trip or plan to stay awhile, a few days in the Holy City are all you need to soak up the Southern charm, beautiful locales and top-notch cuisine. Follow along for an insider's take on how best to spend a long weekend in the charming city of Charleston.

With a late arrival on Friday afternoon, you'll want downtown to be your first stop. Stroll King Street for the best shopping or venture South of Broad to take in the stunning architecture and coveted Rainbow Row. If you're lucky enough to visit in the springtime, check out the Festival of Houses and Gardens that is held annually from mid-March to mid-April. You'll love the curated tours that take you beyond the grand piazzas and garden gates of Charleston's finest homes. After all that exploring, take in the city views at one of the many rooftop bars and enjoy a round of happy hour cocktails. Later, freshen up at your hotel or AirBnB and complete the night by dining at one of our award-winning restaurants.

A leisurely start to your Saturday morning can only mean one thing: brunch. Take the short drive over the bridge to Mount Pleasant to check out bustling Shem Creek. This waterfront district is a local treasure with fantastic restaurants and a vibrant atmosphere. After your meal, soak up the Lowcountry lifestyle by getting out on the water. Book a kayak tour or

sailboat harbor cruise where you'll experience Charleston from a new vantage point. If staying on land is more your style, explore the historic Old Village neighborhood and make your way to the Pitt Street Bridge. This scenic park offers a stunning sunset view over the city skyline and Ravenel Bridge that you won't want to miss!

Your final day in Charleston has arrived, so it's time to escape to Sullivan's Island for a beach walk and delicious lunch. This charming, laid-back community has just 2,000 residents that call it home. Popular Middle Street is lined with delicious dining options – everything from the best burgers to Mexican cuisine and Southern barbecue. The Fort Moultrie National Park is also located here and open daily for tours. In 1776, it was the site of the first decisive Patriot victory over the British Navy. You'll also be sure to spot the Sullivan's Island lighthouse. It was built by the federal government and resembles an air traffic control tower.

Your weekend has now come to an end and it's time to hit the road. However, now that you've spent a long weekend in Charleston... have you decided to stay? In that case, we are happy to call you our new neighbor. One of our knowledgeable and experienced agents would be happy to help you find your next address. That way, you can spend every weekend in Charleston!

Read the full article at charlestonrealestate.com.



CHRISTIE'S SPOTLIGHT: CROATIA

Remington Realty

Croatia, the land of 1,000 beautiful islands, turquoise blue sea, hidden coves and bays, pristine beaches and more than 6,000 kilometers of coastline, make it one of the most admired in the world.

Due to its diverse landscape, if you own a property on the coast of Istria, you can be skiing in less than two hours by car. On the other hand, if you don't live by the sea, the Croatian Adriatic and beautiful islands are only a few hours' drive away. The islands are well connected to the mainland and easily accessible. Airports in Rijeka, Pula, Split, Zadar, Brac, Dubrovnik and Zagreb ensure strong travel links to most major European cities.

When it comes to climate, Croatia is a truly unique country because nowhere in the world can you find three different climate zones (continental, mountain and Mediterranean) at such a short distance. Coastal Croatia, including the whole of Dalmatia, has more than 2,700 hours of sunshine per year.

Eight national parks, as well as twelve nature parks, will invite you to an adventure, and the irresistible charm of cities boasting a rich historical heritage will make you want to stay in Croatia for a long time. By walking through the streets and squares of the cities, you will feel the real Mediterranean atmosphere and get to know the sights under the protection of UNESCO.

In addition to the beautiful nature and cultural heritage, you can also discover an interesting gastronomy where fresh ingredients predominate, prepared equally in a traditional and modern way in numerous taverns and restaurants. Top dishes are best accompanied by top wines, of which there is no shortage in Croatia, and winemakers produce them from popular international varieties and from indigenous ones.

REMINGTON REALTY

Remington Realty is an exclusive affiliate of Christie's International Real Estate. This full-service real estate brokerage is focused on providing the highest quality and personalized home buying and selling service to the clients on the real estate market of Croatia.

The company is focused on offering international and domestic qualified buyers a range of handpicked luxury properties in Croatia.

As a trusted advisor on the regional real estate market, Remington Realty is determined to maintain a strict standard of excellence by demonstrating success in luxury property sales and by upholding the value of Christie's brand.

QUICK FACTS

- Croatia's beauty was recognized by the film industry including popular films like Game of Thrones, Mamma Mia, Robin Hood etc.
- The smallest town in the world, Hum, is located in central Istria.
- The world's first musical organ controlled by the sea is located in Zadar.
- The tie, a fashion detail, originates from Croatia.
- Numerous world famous people have also found their little piece of paradise in Croatia.

REMINGTON REALTY

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CHRISTIE'S
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REMINGTON
REALTY



MAGNIFICENT WATERFRONT VILLA DUBROVNIK RIVIERA

5 BR | 5/1 BA | 356 SQM INT. | 115 SQM TER.

MLS 202311605

€4,000,000



UNIQUE MODERN MANSION OPATIJA RIVIERA

5 BR | 5/2 BA | 430 SQM INT. | 160 SQM TER.

MLS 202011018

€3,300,000



LUXURY VILLA NEAR THE SEA DALMATIA

4 BR | 3/3 BA | 240 SQM INT. | 107 SQM TER.

MLS 202111118

€2,250,000



CHARMING HISTORIC PALAZZO ISTRIA

6 BR | 6/4 BA | 390 SQM INT. | 154 SQM TER.

MLS 202211546

€2,630,000



FROM THE BLOG

5 SECRETS TO CREATING AN INVITING FRONT PORCH

Spruce up your outdoor space to add the perfect amount of Southern charm

We believe the front porch is the first glimpse into your home and should be an extension of your interior decor and enhance your home's curb appeal. Follow along as we share ways to create an inviting Charleston front porch. No matter the size or style of your porch, these tips will surely create an inviting space for you and your guests.

Paint your door. A freshly painted front door is one of the best ways to give your entire house a facelift. You may even consider changing its color to give your home a new look. Pastels are perfect for the Spring season and are also a popular shade choice among Charleston homes. While you're at it, a fresh coat of paint on your shutters will complete the look and can make your home appear like-new.

Add exterior lighting. Keep your porch brightly lit by adding trendy light fixtures to this space. Take a stroll through downtown Charleston and you will see that gas lanterns and bronzed industrial sconces are quite popular. If you have stairs leading up to your front porch, consider adding solar lights on each step for optimal illumination.

Choose furniture. Porches are great entertaining spaces, so don't forget to incorporate comfortable outdoor furniture to transform your space into a relaxing oasis. Depending on how large your porch is, utilize this space by adding rocking chairs, a bistro table and chairs, a couch or a swing. The

addition of furniture will make your guests feel comfortable coming over and enjoying a cold beverage in a shady space.

Plants and flowers. Add life and color to your porch by incorporating plants and flowers. Hanging ferns or flower pots exude a classic Southern look that can make any porch feel alive. You can also add small trees on each side of the front door for height, or group smaller pots together to create dimension. Window boxes or porch railings are a great addition for springtime. Incorporate plants with varying bright colors or stick with a monochromatic palette of greens and whites.

Time to accessorize. If you feel like your front porch needs one last touch before it is complete, consider adding a few outdoor accessories. Add a fresh welcome mat and wreath to your newly painted front door to tie it all together. If you have plenty of space, add an outdoor rug to make it feel like a cozy outdoor living room. If your house numbers or doorbell hardware are looking worn, consider painting or replacing them.

If you are looking for design ideas to create an inviting front porch, or are looking to buy a new home with a beautiful outdoor space, one of our knowledgeable agents would be happy to provide their expertise.

Read the full article at charlestonrealestate.com.



CONGRATS TO OUR 2023 MASTERS CIRCLE INDUCTEES

Michelle McQuillan and Kalyn Smythe honored by Christie's International Real Estate

We are proud to announce that two of our agents have been named to the Christie's International Real Estate 2023 Masters Circle. Introduced in 2019, the Masters Circle designation is awarded each year to a select group of top-performing agents within the Christie's International Real Estate network. Each agent is nominated by their brokerage and must meet rigorous standards for luxury sales volume, client service and a commitment to professional excellence in real estate.

The Masters Circle class of 2023 includes over 200 agents that represent more than \$10 Billion in annual sales, with market expertise ranging from waterfront, equestrian, mountain and ski properties to vineyards, new developments, urban luxury, and private islands. This year's William Means Real Estate inductees are Michelle McQuillan and Kalyn Smythe.

"Michelle and Kalyn are incredible top-producing agents in the Charleston market and are known for their client-first approach and dedication to real estate," said Lyles Geer, President and Broker-in-Charge. "It a prestigious honor to be recognized among this global network of luxury specialists."

Masters Circle agents enjoy exclusive benefits through the Christie's International Real Estate network, including

dedicated networking and professional development events, branded graphics for use in marketing, a personalized landing page on ChristiesRealEstate.com and enhanced marketing on the Christie's International Real Estate home page for qualifying properties.

In addition, members gain access to a private communication portal that allows them to market properties to other Masters Circle agents around the world, and to share best practices and strategies for success. The portal is a proprietary technology developed by Christie's International Real Estate.

"Our 2023 Masters Circle class represents the best in luxury real estate around the world, bar none. These agents are considered the foremost experts in their respective markets, and each has an unwavering commitment to client service. We're incredibly proud to have them in the Christie's International Real Estate network, and we look forward to their continued success," said Chris Lim, President of Christie's International Real Estate.

Read the full article at charlestonrealestate.com.



SOUTH OF BROAD HOME FETCHES MORE THAN \$4.3 MILLION

42 Legare Street

4 BR | 4.5 BA | 3,539 SF | South of Broad | Sold for \$4,340,500

We are happy to announce the sale of 42 Legare Street, the second highest sale in downtown Charleston this year! This Charleston Single home was completely restored in 2022 and maintains beautiful historic elements and architectural details. 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



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



SOUTH OF BROAD

59 King Street
Sold - \$2,515,000



HARLESTON VILLAGE

27 Gadsden Street
Sold - \$2,000,000



SOUTH OF BROAD

25 Logan Street
Sold - \$1,850,000



WEST ASHLEY

829 Colony Drive
Sold - \$1,735,000



MOUNT PLEASANT

3228 Hatchway Drive
Sold - \$1,185,000



HARLESTON VILLAGE

84 Logan Street
Sold - \$1,142,500



WAGENER TERRACE

10 Clemson Street
Sold - \$900,000

RECENT SUCCESSES

Learn more at www.charlestonrealestate.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



FROM THE BLOG

SPRING HOME MAINTENANCE CHECKLIST

Follow our checklist to keep your home in top condition during the warmer months ahead

Spring has finally arrived in Charleston, and that means azaleas are in bloom, days are longer and it's time to take care of spring cleaning to make sure your home is in top condition for the warmer days ahead. Follow our guide to home maintenance tasks to tackle this Spring.

Clean gutters and downspouts. During the fall and winter seasons, there's a good chance leaves and sticks fell into your gutters and downspouts, clogging them and adding extra weight. Neither of these are beneficial, since their purpose is to divert rain water away from your foundation. One of the first spring maintenance items on your list should be getting these cleared, which will prevent high cost repairs and replacement related to moisture and mildew.

Service AC unit. Hot weather is on its way, making now a great time to have your HVAC system serviced. Your unit may have been overworked or accumulated debris during the last few months. Have a professional inspect your unit, replace old air filters, clean the coils and evaluate the drip pan. You'll be glad you took care of this now when those soaring summer temperatures arrive.

Check for leaks. Spring is a good time to evaluate clogged drains, leaky faucets, as well the lines to your dishwasher, washer and dryer and water heater. Check under the kitchen and bathroom sinks to make sure the connections on pipes and hoses are properly sealed, and check for any leaks that could be a sign of a disconnected or damaged pipe.

Check windows and doors. While you're spring cleaning the windows in your home, make sure your windows and doors are

opening and closing properly and that window seals are in place to prevent drafts of air and water intrusion. Check window and door screens as well to make sure there are no holes where bugs can enter. Properly functioning windows and doors are necessary for safety and comfort in all seasons.

Pest control. With warmer weather upon us, prepare for the return of pests. While some pests and insects are around all year, others are more active when the weather starts to warm up. To prevent these unwanted houseguests from nesting in your home, call a professional pest control service to inspect and treat in and around your property.

Check for termites. Termites swarm in the spring season, so make sure to keep an eye out for winged insects flying out of the woodwork around your home. If you happen to see any, check your termite bond and notify your professional pest control company so that they may service your property.

Regular home maintenance can help you avoid unexpected repairs and give you peace of mind as a homeowner. Now that you've checked these items off of your Spring home maintenance checklist, all there's left to do to enjoy Spring is to plant flowers and enjoy the beautiful weather in Charleston.

If you're thinking of selling your home this Spring, one of our William Means agents would be delighted to expertly guide you through the transaction. Happy Spring!

Read the full article at charlestonrealestate.com.

LET OUR AGENTS HELP YOU CALL CHARLESTON HOME



Lyles Geer
843.793.9800



Helen Geer
843.224.7767



Leslie Anderson
843.749.3987



Georgia Bell
843.568.1601



Beverly Burris
843.343.1791



Helen Butler
843.343.2222



Meghan Chipley
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Etta Connolly
843.568.0449



**Anne Merrill
Crawford**
843.991.0524



Mary Cutler
843.343.4858



Will Dammeyer
843.670.6747



Ann Daughtridge
843.709.7719



Sandra Di Salvo
843.822.6138



Jane Dowd
843.224.2788



Harry Farthing
843.906.5586



Farrah Follmann
843.860.3425



Martha Freshley
843.297.7530



Leize Gaillard
843.696.5934



Bonnie Geer
843.870.0521



Harrison Gilchrist
843.209.4658



Kaelin Hall
843.779.6116



Elle Haynes
843.557.6727



**Grace Perry
Huddleston**
843.224.6262



Andy Jones
843.200.6400



Jordan Kruse
843.343.8696



Michelle McQuillan
843.814.4201



Jane Milner
843.224.7339



Sallie Robinson
843.452.7362



Kenton Selvey
843.806.7222



Andrew Smith
843.471.0046



Eileen Smith
843.870.6290



Kalyn Smythe
843.708.3353



Sarah Vineyard
843.709.1167



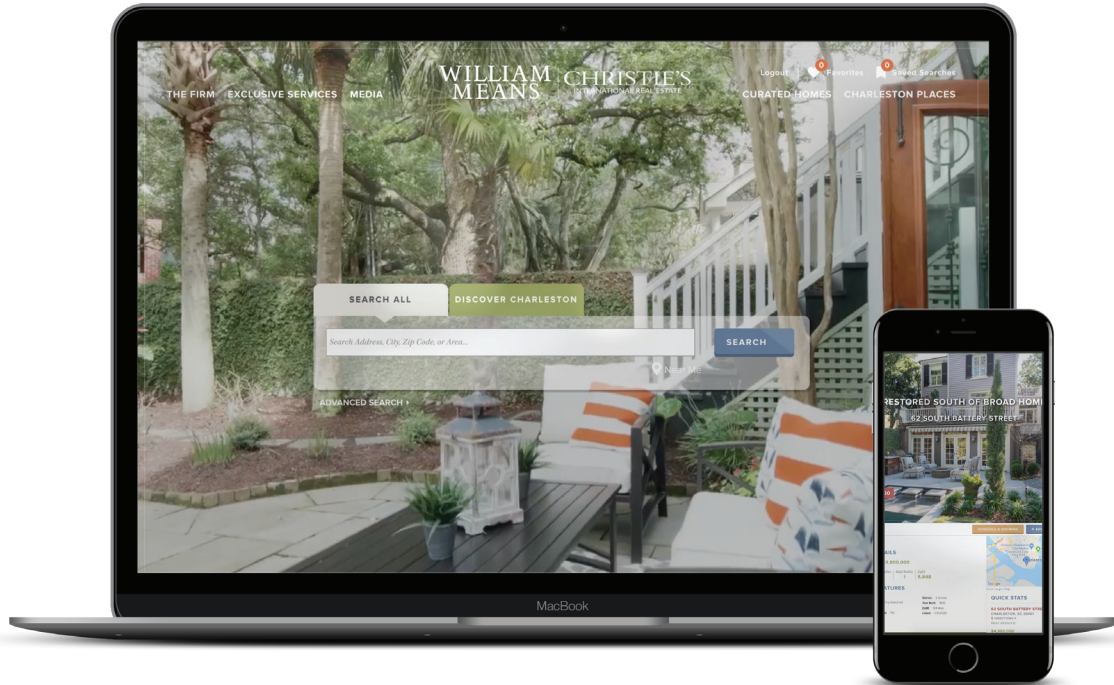
Katie Wishneff
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