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#1 EXIT Agent in SC,
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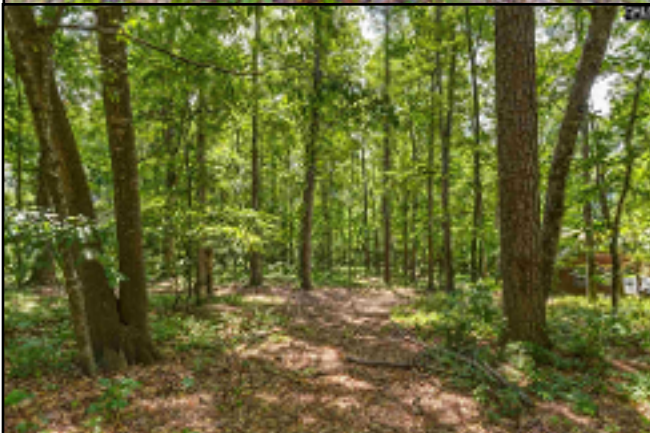
Circle of Excellence,
Central Carolina
REALTORS' Association

803-707-8595



www.SallieChester.com

LAKE MURRAY & SURROUNDING AREA REAL ESTATE ADVISOR



FEATURED LISTING: 127 Royal Oaks Ln, Lexington, SC 29072

This 1.13 acre lot is in the heart of Lexington. Off of Hwy 378, turn onto Corley Mill Rd. Take the 1st right onto Riverchase Way and go approximately .9 miles, then left onto Royal Oaks Ln. This beautiful lot is on the left. Royal Oaks has covenants and restrictions, but there is NO HOA! A large stocked pond is available for use by Royal Oaks property owners. 127 Royal Oaks Dr has DHEC approval for a conventional septic system for a 3 BR home. A well is also required. The lot has gorgeous hardwood trees and gently slopes back to a tranquil creek that runs through the back side of the property. This is a RARE FIND in Lexington County - over 1 acre and close to everything! Royal Oaks is only 10 minutes from Lexington Medical Center or the dam at Lake Murray, and 15 minutes from Parkridge Surgery Center, Columbia Metropolitan Airport (CAE), or downtown Columbia, the capital city of SC.

REAL ESTATE ADVISOR LAKE MURRAY & SURROUNDING AREAS

MARKET
NEWS

A Quick Look at the SC Housing Market

- The overall median sales price was up 7.6% to \$185,000
- Largest price gain in single-family homes, which was up 7.3% to \$189,000
- Market wide inventory levels were down 4.4%
- Mortgage application rates are up 18% from a year ago.

The South Carolina Real Estate Market is **HOT!** Low mortgage rates have put buyers in the "buying mood!" However, low inventory is clashing with the record number of buyers. We have buyers and historically low mortgage rates but no inventory. **We need SELLERS!** If you are contemplating selling sometime in the near future, there may be no better time. Get in touch for a FREE market analysis & see what your home may be worth in today's market.

RECENT CLOSINGS:

628 Pinnacle Way, Lexington, SC
132 Anchorage Ln, Leesville, SC
0 Tortoise Tr, Batesburg, SC
761 Harborview Dr, Prosperity, SC
102 Southpark Pl, Leesville, SC
116 Greenside Dr, Lexington, SC



Why Harbour Watch?

Amenities include gated entrance with security cameras, clubhouse w/ caterer's kitchen, fitness center, tennis courts, lakeside swimming pool, parks & nature trails, chipping & putting green, community marina w/ boat ramp & dock, playground & so much more!

~ LOTS FOR SALE ~

HARBOUR WATCH on LAKE MURRAY
ALL LOTS INCLUDE BOAT SLIP IN COMMUNITY MARINA

\$35,000 MIN 1600 SF

118 Buccaneer Pl, Lot #203
107 Flying Bridge, Lot #208
122 Admirals Row, Lot #265
122 Southpark Pl, Lot #222

\$30,000 MIN 1600 SF

104 Buccaneer Pl, Lot #206
110 Buccaneer Pl, Lot #205

Additional Lots for Sale

125 Summer Breeze, Lot #130, min 1800 SF, \$30,000

What's Your Home Worth?
Call for a Free Market Analysis TODAY!

NEW CLIENT TESTIMONIAL

"Sallie went above and beyond with our house sale in Harbour Watch. She was great to work with and very responsive. Thanks Sallie for everything!" ~ June 2020, Lindsay P.

"Sallie is the greatest. She went above and beyond in helping us secure our new home. She took care of everything and made it so easy for us. I feel like we have a new friend. Thanks Sallie for all your hard work." ~ April 2020, George & Benita



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SallieChester@EXITRec.com



With an emphasis on Lake Murray property sales, Sallie Chester specializes in residential real estate in Lexington, SC and the surrounding areas. Sallie is a native of South Carolina, and she lives on Lake Murray. Her clients value her knowledge, professionalism and business experience. Utilizing Exit's cutting edge technology along with old-fashioned customer care, Sallie takes pride in providing each client with superior real estate service in the Lake Murray area of South Carolina.

If your property is currently listed with a real estate professional, please disregard this notice. It is not our intention to solicit the offerings of other brokers.