



PRSR STD  
ECRWSS  
U.S. POSTAGE  
PAID  
EDDM RETAIL

LOCAL POSTAL CUSTOMER



Top Producer  
Resident of Lake Murray  
Central Carolina  
REALTORS'  
Association: Board of  
Directors & Circle of  
Excellence, Life Member



**EXIT Real Estate Consultants**  
5175 Sunset Blvd, Ste 3  
Lexington, SC 29072  
(803) 707-8595  
Email: SallieChester@EXITrec.com  
Website: SallieChester.com

# LAKE MURRAY & SURROUNDING AREA REAL ESTATE ADVISOR



**4214 Highway 378**

**LAKE MURRAY – LEESVILLE**  
5 BR / 4 BA  
4200 SF; No HOA  
26.19 Acres on Lake Murray  
Private beach  
Hunt, fish & farm on your own property



**120 Anchorage Lane**

**HARBOUR WATCH ON LAKE MURRAY—LEESVILLE**  
4 BR / 3.5 BA  
3888 SF  
146' waterfront with big water views  
Gazebo with ceiling fan & fresh water  
Private Dock



**1811 Shull Avenue**

**LAKE MURRAY—GILBERT**  
1.16 Acres; No HOA  
Quiet, protected cove  
View of twin islands  
Dock In place  
Septic permit for 3 BR home



Winter is a great time to sell for the following reasons:  
More serious buyer pool  
Less competition  
Mortgage rates tend to rise in the spring, giving winter buyers added motivation to act  
Less yard work to maintain curb appeal

We are in desperate need of homes to sell. We take the stress out of the selling experience, and we are often able to sell your home in under 45 days. Give us a call today at 803-707-8595 and find out why so many customers trust us for all of their real estate needs.



## November Closings:



121 Club Ct, Chapin



120 Alice Howell Ln, Leesville



101 Breezy Pointe Ln, Leesville



134 Erica Ct, Lexington



With an emphasis on Lake Murray property sales, The Sallie Chester Team specializes in residential real estate in Lexington, SC and surrounding areas. Sallie has been a top producing agent since she joined Exit Real Estate Consultants in 2009. She lives on Lake Murray, and her clients value her knowledge, professionalism & business experience.

# REAL ESTATE ADVISOR: LAKE MURRAY & SURROUNDING AREA

Nothing says welcome home quite like walking out of the cold into a nice, warm house that's dressed up for the holidays.

Admit it: Your home looks *goo-ood* this time of year!

It's easy to make a house feel like home in the wintertime. Here are a few tips to help you set the buying mood.

- **Keep it simple.** Decorations should accent, not overpower, a room. Less is more. You don't want your Christmas tree to take up half the living room.
- **Crank up the cozy.** Light a fire in the hearth; play soft holiday music in the background; and prepare fresh-baked goods or mulled cider for guests.
- **Shine a light outside.** Winter days get dark early. Brighten your home's exterior with outdoor spotlights. A few holiday lights are okay. Just save the Clark Griswold light show for next year.



NEW  
YOU  
CAN  
USE

Remember . . . the nicer your home presents itself, the more likely it is to sell—and for more money, and that's true for ANYTIME of the year.

<b>SAVE THE DATE</b>	<b>Santa's Breakfast</b> Beulah United Meth Church 161 Beulah Church Rd, Gilbert Sat, Dec 15 9-11 AM	<b>TESTIMONIALS</b>	What a positive experience working with Sallie to sell our lake home! She was kind, hard working, kept us informed, problem solver and great person. I would highly recommend her!! L. Davis
	<b>Little Bethlehem</b> 403 Peach Festival Road Gilbert, SC 29054 December 7, 8, & 9 and December 14, 15, & 16 6:30 p.m. to 8:30 p.m.		We started looking around the Lake Murray area in October of 2017 with very little information about the area as far as neighborhoods went. We were referred by a friend to Sallie Chester after starting with another real estate agent. Sallie was very knowledgeable and knew the lake well; she was professional and absolutely one of the nicest people I've been around. After one year of looking, we found the perfect home for us; it was exactly what we wanted. Sallie was never pushy or impatient; she was willing to meet us anytime we needed, usually on a quick notice. What a blessing it was to find her! Keith & Dawn B.



*Merry Christmas*



**803-707-8595**

[SallieChester@ExitREC.com](mailto:SallieChester@ExitREC.com)



*~Specializing in Residential Real Estate on Lake Murray~*