



FARMS & ESTATES REALTY AUGUST NEWSLETTER

Scorching Listings, Chill Deals!



SELLER'S CORNER

Make Your Home the Hottest Property on the Block!

Selling this summer? Unlock the secrets to making your property irresistible! Dive into our tips on staging vibrant outdoor spaces, boosting curb appeal, offering enticing incentives, and spotlighting features like AC and pools. Get ready to discover how to make your home the hottest listing on the block!



SUMMER SPOTLIGHT

From Beach Babes to City Slickers - Dive Into Our Dreamiest Homes!

Discover dreamy escapes and urban gems in our hottest listings! From a Malibu beachfront paradise to a cozy Vermont farmhouse, and a chic Seattle penthouse. Intrigued? Dive in to uncover these stunning properties and find your perfect summer haven!



SUMMERTIME SHENANIGANS

Unlock Summer's Secrets: Lemonade, Runs, and More!

Unravel the mystery of summer in our town! From toe-tapping concerts and farmers market delights to starlit movie nights and charity runs, there's something for everyone. Plus, stay cool with savvy home maintenance and whip up tantalizing lemonade stand lemonade. Dive in, the fun awaits!

SELLER'S CORNER

Tips for a Sizzling Sale

Thinking about selling your home this summer? Here are some top tips to make your property stand out:



- **Stage for Summer:** Highlight outdoor spaces by adding comfortable seating, vibrant plants, and lighting. Make sure your garden is well-maintained and consider adding a splash of color with flowers or outdoor decor.
- **Maximize Curb Appeal:** First impressions count! Ensure your home's exterior is clean and inviting. Power wash the driveway, repaint the front door, and tidy up the lawn.
- **Cool Incentives:** Offer buyers a cool incentive, like a home warranty or covering closing costs, to make your listing more attractive.
- **Highlight Summer Features:** If your home has air conditioning, a swimming pool, or a great outdoor entertaining area, be sure to showcase these features in your listing.

HOTTEST LISTINGS

Check out some of the most desirable properties currently on the market



PRIVATE ACREAGE, PRIME LOCATION

3 BEDS | 2.5 BATHS | 2,773 SQFT | \$1,195,000

This beautifully maintained 3-bedroom home sits on 5 private, picturesque acres in a top-rated school district. With a light-filled two-story great room, cleared pasture with run-in shed, and a private backyard perfect for entertaining, it offers charm, comfort, and versatility. Just minutes from downtown Waxhaw, enjoy the perfect balance of rural tranquility and modern convenience.



2505 MOUNTAIN FOLK LANE | WAXHAW, NC
CONTACT LAUREN BRYANT FOR MORE INFO 704-771-6287

FULLY UPDATED & MOVE-IN READY IN SOUGHT-AFTER BENT CREEK!

3 BEDS | 2.5 BATHS | 1,910 SQFT | \$449,000

Discover this move-in ready home in the highly sought-after Bent Creek community, known for its top-rated schools, prime location, and resort-style amenities including a pool, clubhouse, trails, playground, and more. Featuring countless updates—from a newer roof and appliances to new flooring, fixtures, and custom touches throughout—this home radiates pride of ownership inside and out.



1047 ENDERBURY DRIVE, INDIAN TRAIL, NC
CONTACT KERRY GREENE FOR MORE INFO 704-620-8686



CHARMING, UPDATED HOME ON HALF AN ACRE IN PINE FOREST!

3 BEDS | 2 BATHS | 1,537 SQFT | \$315,000

Welcome to Pine Forest, one of Elgin's most charming neighborhoods, where this beautifully updated 3-bedroom, 2-bath home offers comfort, space, and convenience on over half an acre with a fully fenced backyard. Inside, enjoy fresh updates throughout, plus a finished room over the garage—perfect for a home office, guest space, or playroom—all just moments from schools, shopping, and dining.





53 STRAWBERRY FIELD LANE, ELGIN, SC
CONTACT CHRISTI WALSH FOR MORE INFO 803-662-6888



SUMMERTIME SHENANIGANS

Community Corner



 **8th August, 7pm-9pm**
 **Jammin' by the Tracks**
Under the Water Tower



 **22nd August 7pm-9pm**
 **Music in the Park**
Downtown Park Amphitheater

HOME MAINTENANCE

T I P S

- **Clear Gutters:** Prevent water damage by clearing debris from gutters, especially with summer rains.
- **Inspect Roof:** Check for leaks or damage caused by heavy summer storms.
- **Bug Seal:** Seal cracks to keep insects out during summer heat.
- **Furniture Care:** Clean and treat outdoor furniture to prevent mold from summer showers.
- **AC Filters:** Change or clean air conditioner filters for optimal performance in hot weather.
- **Lawn Mowing:** Raise mower blades for healthier grass in rainy August.
- **Lighting Check:** Ensure outdoor lights are working well for safety during rainy nights.



REFRESHING SUMMER TREATS

Lemonade Stand Lemonade

INGREDIENTS

- 1 cup freshly squeezed lemon juice (about 4-6 lemons)
- 1 cup sugar
- 5 cups cold water

INSTRUCTIONS

- In a small saucepan, combine 1 cup of water and the sugar. Heat over medium heat, stirring until the sugar dissolves. Let cool to room temperature.
- In a large pitcher, combine the lemon juice, sugar water, and remaining 4 cups of cold water. Stir well.
- Serve over ice with lemon slices for garnish.

AUGUST DEALS ARE SIZZLING HOT

WHETHER YOU'RE BUYING, SELLING, OR INVESTING,

let's make your move

the coolest yet!



FARMS & ESTATES REALTY

*Stay cool, stay informed, and happy
house hunting!*



info@farmsandestates.com



704-843-1107 | WAXHAW

803-272-0273 | CAMDEN

LET'S TURN UP THE HEAT ON YOUR REAL ESTATE DREAMS!

August is an ideal time to make your real estate move! With the market buzzing and buyers eager to settle before the fall, it's the perfect moment to buy, sell, or invest. With over 20+ years of experience in real estate, we have the expertise to guide you through every step. Your success is our top priority, and we are dedicated to ensuring you achieve your real estate goals smoothly and efficiently. Let's make this summer your season of success!

READY TO DIVE IN? GIVE US A SHOUT

Let's Make Your Real Estate Splash!