



FARMS & ESTATES REALTY

JUNE NEWSLETTER

Summer Escapes: June Real Estate Insights



OUTDOOR BLISS AWAITS

Transform Your Backyard into a Summer Sanctuary

Discover practical tips to elevate your outdoor living areas this summer. Whether hosting BBQs or relaxing by the pool, learn how to transform your backyard with lush landscaping, stylish furniture, and ambient lighting. Create an inviting oasis that turns every summer day into a home vacation.



SUMMER ESCAPES: LUXE LIVING

Indulge in High-End Summer Retreats

Explore stunning luxury homes perfect for summer getaways. From oceanfront estates to serene countryside mansions, find your dream retreat that combines elegance and relaxation. Discover the epitome of summer living with exclusive amenities and breathtaking views.



SUMMER STAGE: SHINE BRIGHT

Transform Your Home for the Sunny Season

Learn how to stage your home to captivate summer buyers. From vibrant decor to inviting outdoor spaces, create a warm, welcoming atmosphere that highlights your property's best features and boosts its appeal. Make your home the star of the summer market!

TIPS TO ELEVATE YOUR OUTDOOR LIVING AREAS

T H I S S U M M E R

CREATE COMFORTABLE SEATING AREAS

- Invest in durable, weather-resistant furniture.
- Use plush cushions and throws for added comfort.
- Arrange seating to encourage conversation and relaxation.



ADD SHADE SOLUTIONS

- Install umbrellas, pergolas, or awnings to provide shade.
- Use outdoor curtains or shades for additional sun protection.
- Plant trees strategically to create natural shade over time.



INCORPORATE LUSH LANDSCAPING

- Plant colorful flowers, shrubs, and greenery to enhance the aesthetic.
- Use potted plants and vertical gardens to maximize space.
- Maintain your lawn and garden with regular watering and trimming.



ENHANCE WITH LIGHTING

- String lights, lanterns, and solar-powered path lights add ambiance.
- Use spotlights to highlight key features like trees or water elements.
- Install dimmable lighting to adjust the mood for different occasions.



CREATE OUTDOOR DINING SPACES

- Set up a dining table and chairs for alfresco meals.
- Use a portable BBQ or outdoor kitchen for convenient cooking.
- Add a bar cart or outdoor bar area for serving drinks.



INCORPORATE WATER FEATURES

- Install a fountain, pond, or small waterfall for a soothing effect.
- Keep your pool clean and well-maintained for a refreshing retreat.
- Add a hot tub or spa for relaxation and entertainment.



DECORATE WITH OUTDOOR RUGS AND PILLOWS

- Use colorful, weather-resistant rugs to define areas and add comfort.
- Decorate with pillows and throws in vibrant summer patterns.
- Choose fabrics that are easy to clean and quick-drying.



KEEP IT COOL

- Install misting systems or outdoor fans to beat the heat.
- Use light-colored fabrics and furniture to reflect sunlight.
- Provide plenty of cold beverages and snacks for guests.



ENHANCE PRIVACY

- Use tall plants, trellises, or privacy screens to create secluded areas.
- Install outdoor curtains or bamboo shades around seating areas.
- Consider a gazebo or pergola for an intimate, sheltered space.



LAKE LIVING PARADISE

TWO STUNNING PROPERTIES
FOR YOUR SUMMER GETAWAY

FOR SALE



Lakefront Oasis on Beaver Creek of Lake Wateree
2529 Bowden Road, Camden, SC 29020 List Price: \$415,900

Unwind with sunset views at this lakefront gem in the coveted Beaver Creek area of Lake Wateree! Nestled on a quiet dead-end road just minutes from restaurants, boat rentals, and the marina.

- Renovated in 2007
- 2BR, 1.5BA, 903 sq.ft.
- Relax on the spacious screened -in porch with peaceful lake views.
- Private pier, your own boat ramp, outdoor shower, and large crawl space.
- Whether you're looking for a weekend escape, full-time lake life, or a top tier Airbnb investment, this one has it all.

**Listing Agents: Kerry Green 704-620-8686
& Amanda Siemietkowski 803-800-1118**



Badin Shores Resort w/Lake Access to Badin Lake
222 Badin View Road, New London, NC 28127 List Price: \$160,000

Welcome to your dream getaway at Badin Shores Resort! This adorable and cozy park model has been recently remodeled. The back yard features a fire pit to enjoy on chilly evenings and is fenced-in. The Badin Shores community is gated and offers all sorts of amenities and activities.

- 1 BR, 1 Ba, 391 sq.ft with a loft for additional sleeping or storage.
- Covered deck overlooks natural greenspace with seasonal views of the lake.
- Dedicated parking pad you'll have ample space for parking cars, boat, golf carts and storage building is perfect for stowing toys.

Listing Agent: Heather Brown 704-962-4086



Invest in Your Dream Lake Living Property This Summer

Discover unparalleled luxury with our exclusive lake living properties in Camden, SC and New London, NC. Enjoy the lake living spaces, lake access, and amenities, offering both serene summer retreats and strong investment potential. Contact F&E today for a private viewing!

SHORT SUMMER HOME STAGING TIPS



Enhance Curb Appeal: Mow the lawn, trim bushes, and add colorful flowers to create an inviting first impression.



Brighten Up: Use light, airy colors for decor and linens to make rooms feel fresh and spacious.



Summer Scents: Use light, fresh scents like citrus or lavender to create a pleasant atmosphere.



Highlight Summer Features: Showcase pools, garden areas, and outdoor kitchens as prime entertaining spaces.



Simple Touches: Add summer-themed accents like beachy decor, bright throw pillows, and light blankets for a seasonal feel.

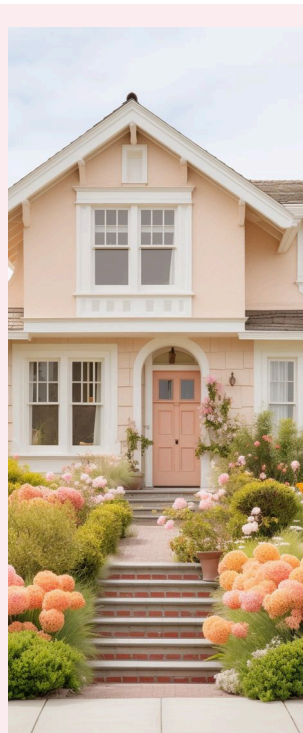


Add Greenery: Place potted plants and fresh flowers indoors to bring a touch of nature inside.



Outdoor Spaces: Stage patios and decks with comfortable furniture and vibrant plants to highlight outdoor living areas.

BUYER TIPS



- **Inspect Cooling Systems**
- **Evaluate Outdoor Spaces**
- **Check for Pests**
- **Consider Energy Costs**
- **Explore the Neighborhood**
- **Test the Commute**
- **Review HOA Rules:**

SELLER TIPS

- **Maximize Natural Light**
- **Stage Outdoor Spaces**
- **Use Light Decor**
- **Control Pests**
- **Schedule Showings Wisely**
- **Highlight Energy Efficiency**
- **Highlight Summer Features**

HAPPY

Father's Day



WE ARE
FARMS & ESTATES REALTY, LLC.
YOUR LOCAL REAL ESTATE FIRM



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HOMEBOUND HEROES CELEBRATING DADS WHO MAKE HOUSES HOMES!

Wishing all the incredible dads a very Happy Father's Day! Today, we celebrate the fathers who turn houses into homes with their love, dedication, and hard work. Whether you're hosting a family BBQ in your backyard or relaxing in your dream home, we hope your day is filled with joy and cherished moments.

At Farms & Estates Realty, we're here to help families find the perfect home to create lasting memories. If you're looking to buy or sell, or just need some real estate advice, we're here for you.