

GOODWILL

ESTATE

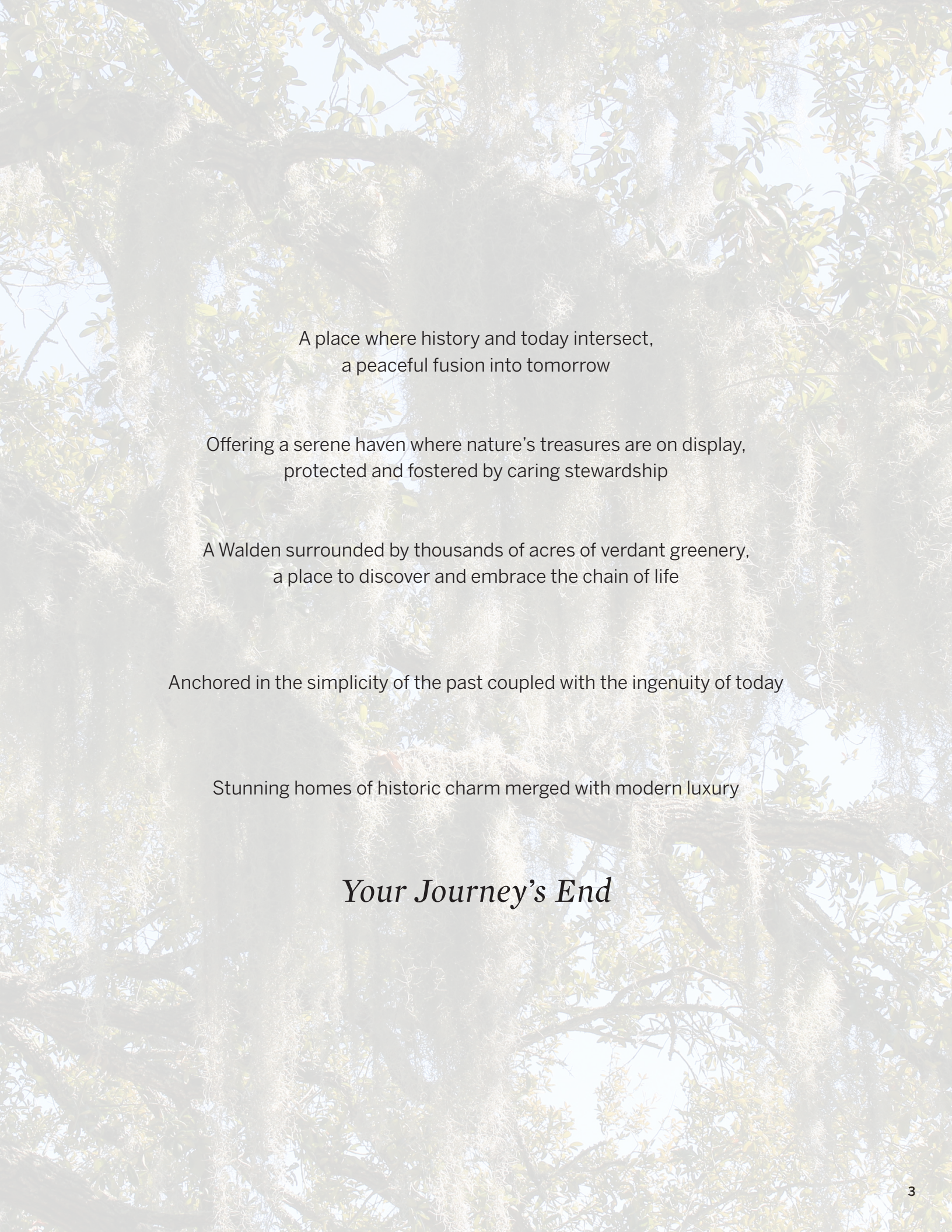
Steeped in History... Embracing Tomorrow

NATURE'S



SANCTUARY

GOODWILL ESTATE



A place where history and today intersect,
a peaceful fusion into tomorrow

Offering a serene haven where nature's treasures are on display,
protected and fostered by caring stewardship

A Walden surrounded by thousands of acres of verdant greenery,
a place to discover and embrace the chain of life

Anchored in the simplicity of the past coupled with the ingenuity of today

Stunning homes of historic charm merged with modern luxury

Your Journey's End





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GOODWILL ESTATE



Surrounded by over 3,600 acres of preservation land, Goodwill Estate is a 736-acre gated haven in Eastover, South Carolina, just east of Columbia. While the estate has no conservation easements, it is surrounded by the Wateree River Heritage Preserve Wildlife Management Area, offering a vast perimeter of preserved land, insuring unparalleled privacy and access to outdoor and native wildlife opportunities. Amid sprawling greenery and majestic pines, the estate evokes a sense of serenity and grandeur.

Steeped in history, Goodwill Estate dates to 1750 and was added to the National Register of Historic Places in 1986. From its agricultural beginnings, Goodwill evolved to a milling operation in the late 19th century, and a hunting and fishing preserve in the early 20th century. Along the way, PT Barnum bought the estate for his granddaughter, and it became a shelter for his circus animals.

At the heart of the property stand two Charleston-inspired estate homes, each an example of architectural elegance and refined Southern charm. The main residence, spanning approximately 8,400 square feet, was built in 2010 by Billy Ray Caskey, home builder and craftsman. Immerse yourself in the ideal fusion of historic charm and modern luxury within this exquisite

home, sold fully furnished to ensure an unparalleled living experience from the moment you step through the door. From the meticulously hand-molded brick exterior by the Old Carolina Brick Company to the custom-designed curved staircase showcasing an antique French crystal chandelier, every detail speaks of unparalleled craftsmanship and elegance.

Inside, discover a sanctuary where every element has been thoughtfully curated. Distinctive molding, heart of pine flooring harvested from estate land, and refined architectural details create an ambiance of timeless beauty. Each room is a delight to explore with antique chandeliers and light fixtures, each with its storied provenance and paired carefully with selected custom furniture, valuable antiques, and artwork that will inspire and delight.

Seamlessly blending old-world charm with contemporary convenience, the home features amenities like an elevator for effortless accessibility. Nowhere is this marriage of elegance and modern functionality more evident than

in the heart of the home — the state-of-the-art kitchen, equipped with top-of-the-line appliances such as Wolf.

The second home, also built by Caskey, is 5,488 square feet



WILL STATE

and offers similar luxury and charm also equipped with an elevator for accessibility and adorned with high-end finishes and modern amenities throughout.

Both homes overlook a 35-acre pristine lake, parts of the shoreline a verdant oasis of lush foliage and towering trees. Upon closer inspection, the area reveals its hidden treasure, an egret rookery, a bustling sanctuary for these resplendent white birds. The morning sun awakes a metropolis of avian life evoking a sense of tranquility and a feeling of peace and harmony that can only be found in the heart of nature.

Beyond the estate residences, Goodwill features several historical structures, some dating back to the early 18th century. It features a hunting lodge overlooking the lake built in 1910 with estate cypress. It offers guests rustic yet comfortable accommodations. Other historical buildings include a blacksmith shop, two barns, corn crib, and a silo. The Heyward house, c. 1858, has been converted into a private museum showcasing artifacts and antiques. While not a historic building, a favorite of most visitors is the reconstructed and fully functioning mill house featuring the original water wheel and a trove of restored original equipment.

Goodwill Estate is a blend of natural beauty with endless outdoor activities. In addition to the 35-acre lake, the estate offers 173 acres of rich wetlands, expansive pine timber forests, 12 miles of trails with scenic Colonels Creek winding through the property and spilling over the dam creating a picturesque



waterfall that can be heard from the patios of both estate homes. Wildlife abounds in the numerous intentional fields and meadows planted and plotted for quail, dove, turkey and white-tailed deer.

With approval for subdivision into 22 lots and potential for expansion or conservation, including carbon banking, the estate presents opportunities for investors and homeowners alike. Goodwill Estate is a harmonious blend of history and natural beauty, primed for development or multigenerational living.

*This timeless legacy
awaits its next chapter.*



GOODWILL ESTATE

Eastover

South Carolina

7.6 miles to Eastover, South Carolina

26.1 miles to Columbia, South Carolina

101 miles to Augusta, Georgia

105 miles to Georgetown, South Carolina

107 miles to Charleston, South Carolina

107 miles to Charlotte, North Carolina



Founded in 1880 and named because it lies to the east of the Congaree River, Eastover is a small town a few miles east of Columbia and part of the Columbia Metropolitan Statistical Area. Columbia is the capital of South Carolina, just northwest of the geographic center of South Carolina. It is the primary city of the Midlands region of the state and lies at the confluence of the Saluda River and the Broad River which merge at Columbia to form the Congaree River. Columbia is home to the University of South Carolina, the state's flagship public university and the largest in the state.

There are 11 interstate highways — five primary and six auxiliaries — that exist entirely or partially in South Carolina. Three major interstates run through Columbia: I-26, I-20 and I-77. I-95 connects to I-20 and I-26 for easy access from anywhere on the Eastern corridor. Columbia Metropolitan Airport serves the area with three major airlines and a short drive to the north the Charlotte Douglas International Airport in Charlotte, NC is the sixth busiest airport in the U.S.

Centrally located with easy access to the Carolina coast and mountains, the area is close to numerous vacation spots. Close by are several small, charming towns such as Camden and Aiken that offer a taste of small-town life. The area offers boundless outdoor activities.

Land | Legacy | Home | Community

LEGACY OF LAND: THE FAULKENBERRY JOURNEY UNVEILED

LARRY AND JERRY FAULKENBERRY. Mr. and Mrs. Faulkenberry are renowned for their adeptness in land acquisition and sales, with Mr. Faulkenberry 's keen eye for recognizing the optimal use of land. Their remarkable success often came from subdividing or harvesting timber from expansive tracts. Their journey led them to acquire Goodwill Estate in 2005, initially viewing the 3,000 acres as yet another venture. However, as they delved deeper into its captivating landscape and rich history, they found themselves drawn to the idea of crafting their forever home amid its splendors.



Over the ensuing years, they dedicated themselves to the meticulous restoration of the historical structures and the design and construction of their dream home.

With help from top designers, the home was adorned with exquisite antique furnishings and custom-made pieces spanning the globe.



Having grown up in the very community where the estate resides, the couple took joy in sharing the estate with community members by providing private tours. The family remains very active in the community. After a significant donation to Connie Maxwell's home for children, Mr. Faulkenberry was quoted as saying, "It is not hard for someone to make a mark in the world today, but the true test of a person is the mark they leave behind when they are gone and I'm just getting started." Now, as they embark on a new chapter closer to family, the time has come for the Faulkenberry's to pass the stewardship of Goodwill Estate to its new custodian, who will shape its future with their own unique vision.

"It is not hard for someone to make a mark in the world today, but the true test of a person is the mark they leave behind when they are gone and I'm just getting started."

- LARRY FAULKENBERRY





LA

GOODWILL ESTATE

Nature's Tranquil Haven

GOODWILL ESTATE



ND

DIVERSE LAND WILDLIFE HAVEN

LAND

- 736 +/- acres
- Currently seven parcels and approved for a total of 22 parcels
 - Roads and required cul-de-sac already completed
- Parcels range in size from 5.9 acres to 14.9 acres
- Seven parcels overlooking the lake
- Surrounded by 3,600 acres of The Wateree River Heritage Preserve Wildlife Management Area
- 35 +/- acre Goodwill Lake fed by Colonels Creek
- Waterfall from the lake to Colonels Creek
- Colonels Creek flows to the Wateree River
- Water irrigation canals
- 173 +/- acres of rich wetlands (potential carbon bank)
- Twelve miles of interior roads and trails
- 40–45 cleared acres to include quail range, dove field and grass fields
- 475 +/- acres of pine timber forests
- Three borrow pits (natural gravel pits used to maintain roads)

WILDLIFE

- Seasonal egret, cormorant, and great blue heron rookery
- Winter home to a wide variety of ducks
- Seven wildlife food plots (turkey and deer), six-acre dove field
- 25-acre quail range planted in broom straw, briars, partridge peas and lespedeza
- Lake fishing (black bass, bream, and catfish)
- Eagles, fox, and rabbits
- Lake wildlife observation stand

ADDITIONAL PROPERTY AMENITIES

- Brick column electric wrought iron gated entrance
- Grass-lined driveways and trails
- Large climate-controlled shop and equipment storage building (2016)
 - 1,232 square feet
 - Four large bays
 - Half bath
 - Fully equipped with machinery and tools
- Tractor shed with five bays
- Two wells (Does not include the wells for 229 and 233 Joseph Kershaw)
- Caretaker home
- Gated entrances to various areas of the property

All equipment and tools required to maintain the Estate are included

NEARBY BOAT LAUNCH ON THE WATEREE RIVER

W.T. Tolar public boat landing

(<https://scggreatoutdoors.com/park-tolarlanding.html>)

GB 200-7



▲

GB 200-7 FRAME



8

GB 200-7 FRAME



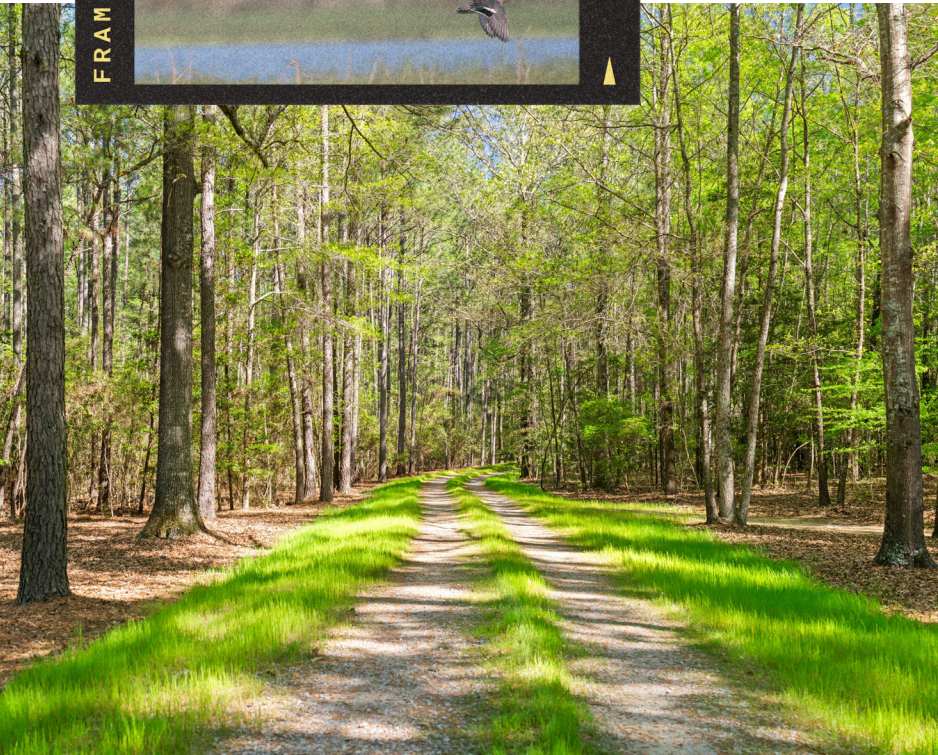
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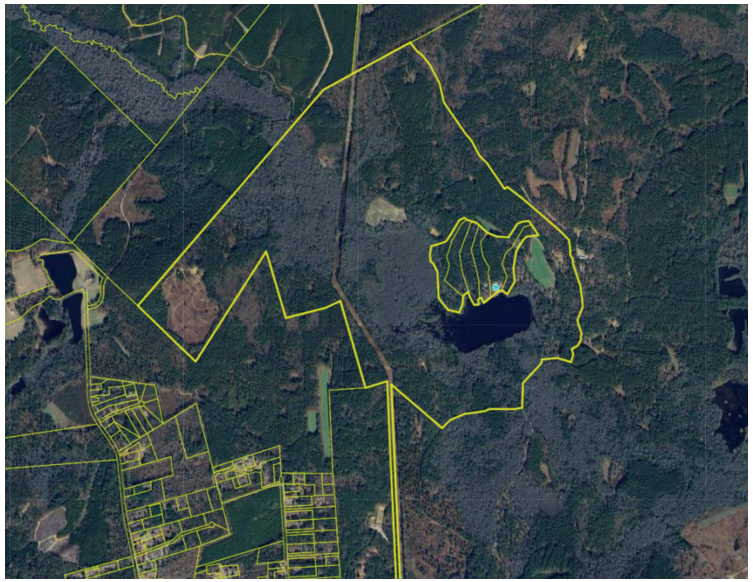
Goodwill Estate is an ideal retreat for various lifestyles and events, with endless possibilities for its future.



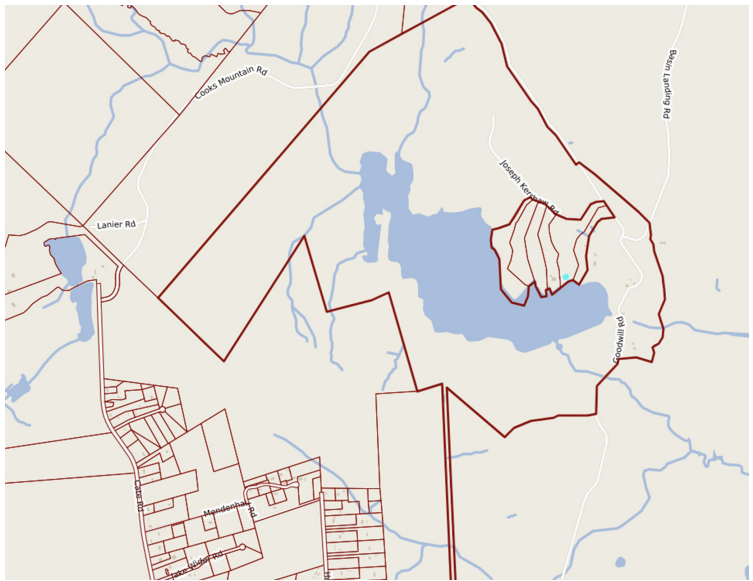
Goodwill Estate

PROPERTY MAPS

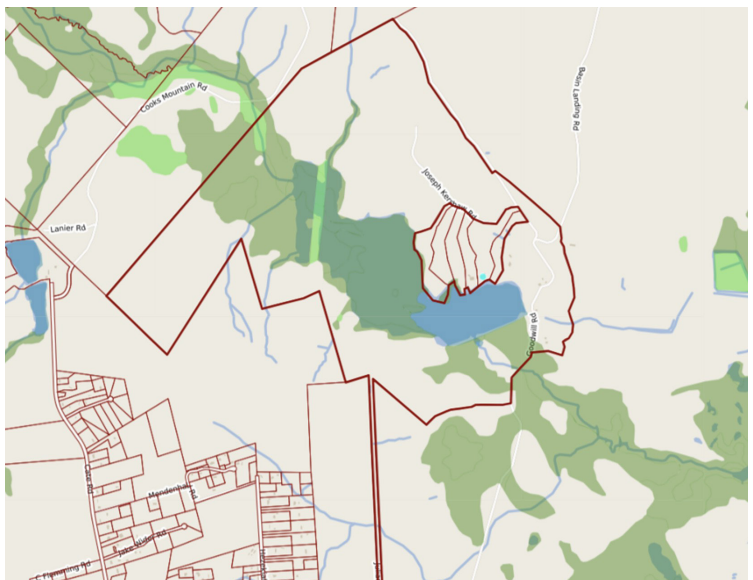
Aerial



Hydrology



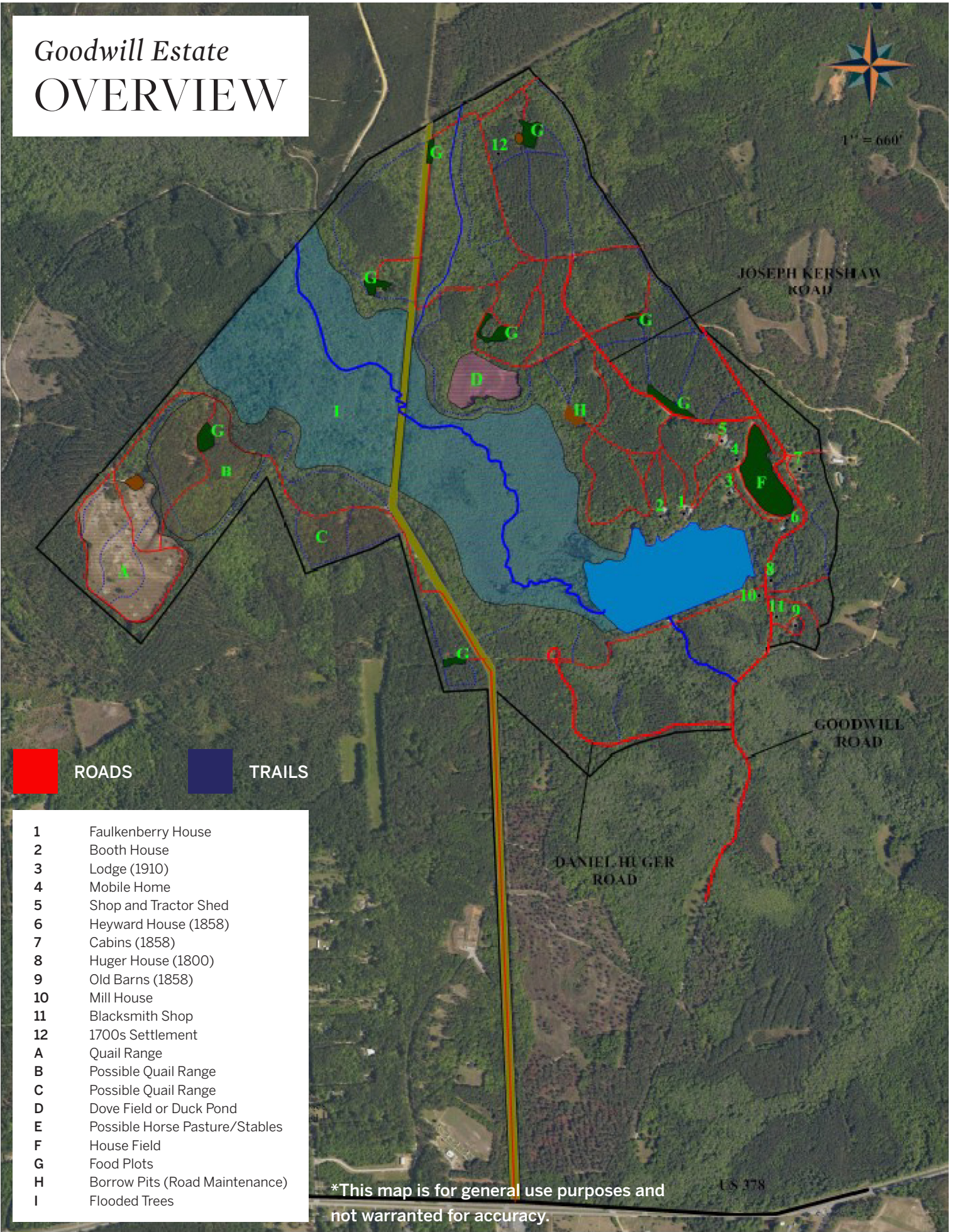
Wetlands



Goodwill Estate OVERVIEW



1" = 660'



■ ROADS ■ TRAILS

- 1 Faulkenberry House
- 2 Booth House
- 3 Lodge (1910)
- 4 Mobile Home
- 5 Shop and Tractor Shed
- 6 Heyward House (1858)
- 7 Cabins (1858)
- 8 Huger House (1800)
- 9 Old Barns (1858)
- 10 Mill House
- 11 Blacksmith Shop
- 12 1700s Settlement
- A Quail Range
- B Possible Quail Range
- C Possible Quail Range
- D Dove Field or Duck Pond
- E Possible Horse Pasture/Stables
- F House Field
- G Food Plots
- H Borrow Pits (Road Maintenance)
- I Flooded Trees

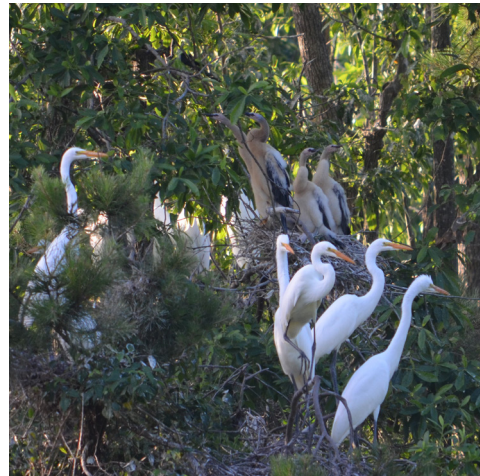
**This map is for general use purposes and not warranted for accuracy.*

US 378

GOODWILL LAKE. This +/- 35-acre lake is fed by Colonels Creek and is the focal point of Goodwill Estate. The pristine lake, surrounded by majestic pine and hardwood forests, is a tranquil, glistening gem and the backdrop for both estate homes, inviting peaceful reflection. The lake not only serves as a respite, but also a recreational centerpiece, ideal for fishing, canoeing and other water sports.

ROOKERY. Along the shoreland of the shimmering azure of Goodwill Lake is an oasis of lush foliage and towering trees. Closer inspection reveals its hidden treasure: an egret rookery, a bustling sanctuary for these resplendent white birds. From a distance, the rookery resembles a bustling metropolis of avian life, each egret going about its daily rituals with purpose and precision. With the sun dancing upon the rippling surface of the lake and the distant calls of birdsong echoing through the air, a feeling of peace and harmony that can only be found in nature.

MEADOWS AND FIELDS. In its history, Goodwill Estate was a hunting and fishing preserve. During that time some 40-45 acres of land were cleared for wildlife, including a 25-acre quail range. That space is planted in broom straw, partridge peas, and lespedeza. Wildlife abounds, in addition to quail, white-tailed deer, turkey, fox and eagles are commonly found at Goodwill. Seven wildlife food plots have been established for deer and turkey. More recently a six-acre field has been created to create a future duck impoundment fed by the lake.





ROADS AND TRAILS. More than 12 miles of roads and trails provide access to this 736-acre haven.

WETLANDS. +/- 173 acres of wetlands grace Goodwill Estate, a biologically diverse and productive ecosystem, helping to sustain biodiversity, water quality, and overall environmental health. This self-sustaining ecosystem offers an opportunity for carbon banking since in a wetland, more carbon dioxide is removed from the atmosphere and incorporated into vegetation and soil than in either a forest or an upland prairie.

CREEK/RIVER. Colonels Creek flows through Goodwill Estate and continues to the Wateree River and on to the Atlantic Ocean. On its path through Goodwill, it supplies water for Goodwill Lake and power for the water-driven grist mill and sawmill.

FORESTS. More than half of Goodwill Estate is forest land. A total of 475 acres of pine and hardwood forests shields the local wildlife populations from the heat, bad weather, and predators. In addition, these trees generate nutritious seeds that are a vital part of many creatures' diets, particularly birds and squirrels. Forests are one of Mother Nature's greatest natural air filters.

EXPLORE THE ENDLESS ADVENTURES

of Goodwill Estate



A property as expansive and diverse as Goodwill Estate affords a plethora of outdoor activities. The sheer number of possible events is amplified because of the varied characteristics of the property. Additionally, this 736-acre estate is surrounded by the 3,600-acre Wateree River Heritage Preserve Wildlife Management Area, enhancing the overall outdoor experience.

Over 12 miles of roads and trails promote hiking, ATV riding, biking, and horseback riding. The numerous fields and meadows offer an opportunity for an equestrian estate and/or equestrian activities. With the proximity to equestrian centers like Aiken and Camden, imagine the fox hunts one could host.

Naturalists will revel in the wide variety of plants, flowers, and wildlife providing photographers, amateur or professional, an endless supply of subjects. Goodwill is a birdwatcher's paradise with an abundance of southern songbirds, migratory birds, and the avian rookery. Perhaps a venture into bee keeping is in order since the Estate has fields planted specifically for pollinators. For those with a green thumb, gardening is a natural at Goodwill, and on a larger scale, farming is certainly an option.

Hunters have a variety of game on the Estate, including wild turkey, quail, duck, dove and white-tailed deer. Managed quail and dove fields ensure opportunity hunts, and the property has seven established food plots. If clay pigeons or targets are preferred there is ample space for shooting ranges.

The anchor of Goodwill Estate is Goodwill Lake. This tranquil 35-acre lake is the gathering point for avian wildlife, supports fishing, kayaking or canoeing, and is the backdrop for two estate homes. Goodwill is a natural for retreats and events of all types. Businesses and organizations search for locations outside of the office with a variety of natural settings for organization building ("team building") events.

The Goodwill Lifestyle opportunities are endless, a private haven, multigenerational estate, 22-home community, bustling activity center or public space. The next century of Goodwill history is yet to be written.



EQUIPMENT LIST

ATV

Suzuki Eiger		2010
Polaris Ranger	Side-by-Side	2017

BOAT

24-foot Pontoon Boat	25-horsepower Go Devil Motor	
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MOWER

Toro Zero Turn

TRACTOR

John Deere 6115D		2014
John Deere 3043D with Front End Loader		2021
Kubota 28300		2006

TRUCK

Chevrolet 2500 Pickup	Diesel Tank in Back	2007
Ford 1900 Dump Truck		1987

TRAILER

8-foot, 3,500-pound Single-Axle Trailer
10-foot, 3,500-pound Single-Axle Trailer
16-foot, 7,000-pound Double-Axle Trailer

BACKHOE

Cat 415S40MS Backhoe

IMPLEMENTS

Athens Bush Hog		2016
John Deere 5-foot Bush Hog		2021
John Deere Boom and Sprayer		
International Chisel Plow		1995
Case 10-foot Disc		
Athens 97 Disc Harrow		2018
John Deere 5-foot Finishing Mower		2021

MISCELLANEOUS

Air Compressor



DEVELOPMENT OPPORTUNITIES

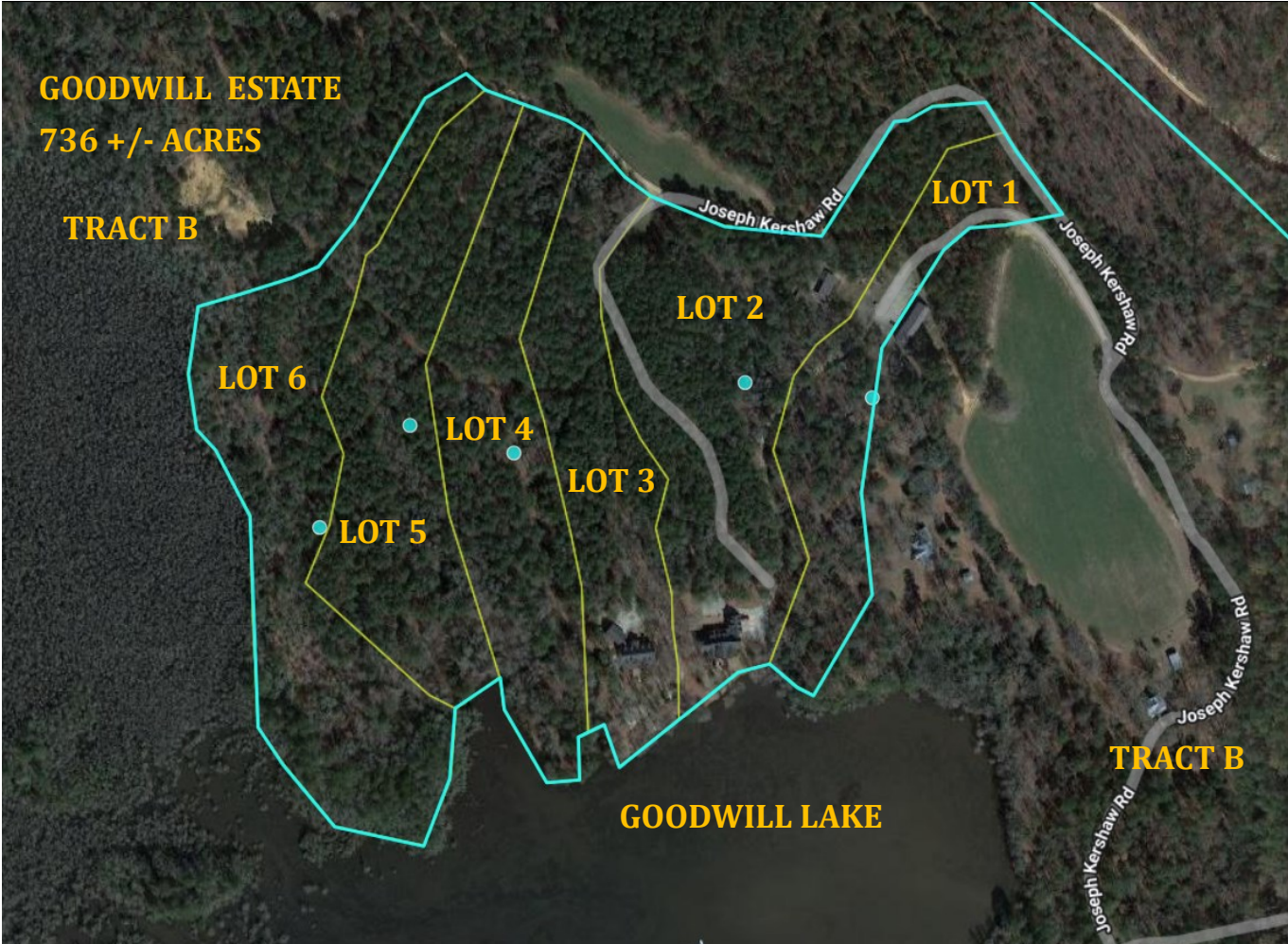
While Goodwill Estate is currently a private estate, much planning and work has been done to create more opportunities for the 736 acres, including trails, internal scenic roads, natural and wildlife areas, and the approval of 22 building parcels.

- Approved survey for a total of 22 lots
- Parcels range from 5-15 acres
- Total of 10 wooded waterfront lots (two with current homes)
- Nine wooded parcels (mature Oak, Maple, Cypress, American Holly, Sweet and Black Gum and Long Leaf and Loblolly Pines)
- Two parcels have a combination of woods and cleared pasture areas appropriate for equestrian use
- Includes a planned common area with lake access
- Parcel topography is flat to rolling
- Random septic pits dug in each area parcels are located
- Parcels are clearly defined and easily accessible

OTHER OPPORTUNITIES

- Hunting reserve
- Family estate
- Corporate retreat venue
- Nature retreat
- Timbering
- Carbon banking

EXISTING PARCELS



LOT 1	6.31 Acres
LOT 2	10.45 Acres and 8,462-Square-Foot Home
LOT 3	5.29 Acres and 5,750-Square-Foot Home
LOT 4	7.84 Acres
LOT 5	7.92 Acres
LOT 6	9.87 Acres
TRACT B	688.32 Acres

Approved

22 LOT SUBDIVISION

WF—WATERFRONT

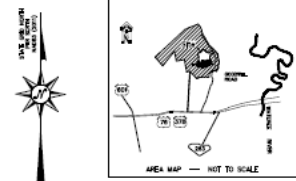
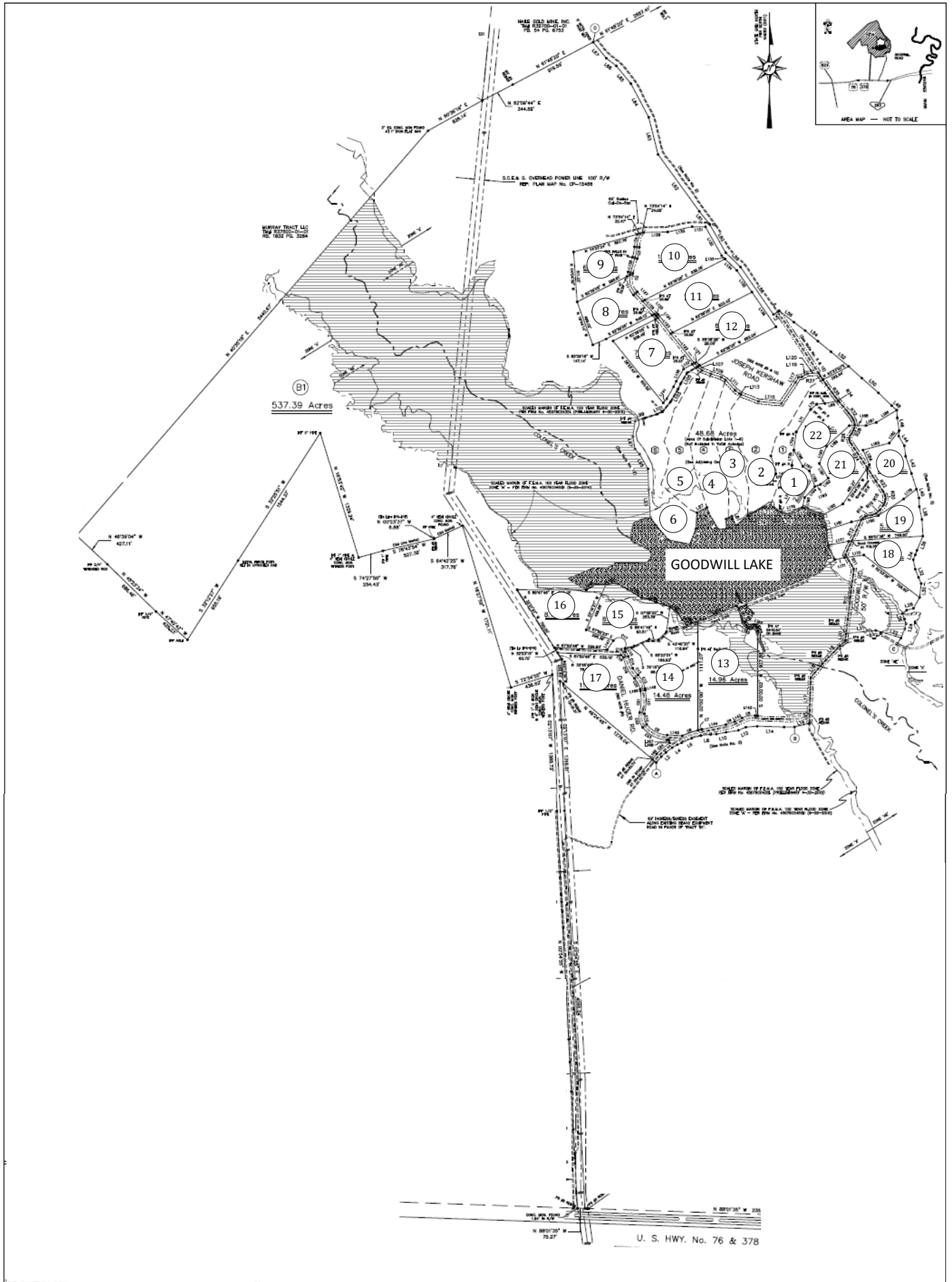
CL—CLEAR

W—WOODED

LOT B1 686.17 ACRES W/35 ACRE LAKE

LOT 1	6.31 Acres	WF/W	Joseph Kershaw Rd
LOT 2	10.45 Acres	WF/W	Main Residence
LOT 3	5.29 Acres	WF/W	Secondary Residence
LOT 4	8.84 Acres	WF/W	Joseph Kershaw Rd
LOT 5	7.92 Acres	WF/W	Joseph Kershaw Rd
LOT 6	9.87 Acres	WF/W	Joseph Kershaw Rd
LOT 7	7.76 Acres	W	Joseph Kershaw Rd
LOT 8	6.62 Acres	W	Joseph Kershaw Rd
LOT 9	6.28 Acres	W	Joseph Kershaw Rd
LOT 10	10.36 Acres	W	Joseph Kershaw Rd
LOT 11	9.14 Acres	W	Joseph Kershaw Rd
LOT 12	8.85 Acres	W	Joseph Kershaw Rd
LOT 13	14.96 Acres	WF/W	Daniel Huger Rd
LOT 14	14.48 Acres	WF/W	Daniel Huger Rd
LOT 15	8.03 Acres	WF/W	Daniel Huger Rd
LOT 16	8.72 Acres	WF/W	Daniel Huger Rd
LOT 17	11.73 Acres	W	Daniel Huger Rd
LOT 18	5.96 Acres	W	Joseph Kershaw Rd
LOT 19	5.93 Acres	W	Joseph Kershaw Rd
LOT 20	9.40 Acres	CL/W	Joseph Kershaw Rd
LOT 21	9.42 Acres	CL/W	Joseph Kershaw Rd
LOT 22	11.16 Acres	CL	Joseph Kershaw Rd

GOODWILL ESTATE



229 Joseph Kershaw Road | Main Estate Home

HISTORIC CHARM MEETS MODERN LUXURY

BUILT IN 2010. this Charleston-inspired 8,407-square-foot two-story home is a stunning fusion of historic charm and modern luxury. It has four bedrooms, five full and two half baths and offers an epicurean kitchen with state-of-the-art appliances and an elevator. The home is artfully decorated with curated antiques and incorporates majestic antique chandeliers and light fixtures. The craftsmanship is unmatched as demonstrated by the home's custom trim work and custom-designed curved staircase showcasing an antique French chandelier. This craftsmanship extends to the exterior of the home with hand-molded brick from Old Carolina Brick Company. Outdoor living is emphasized with the patio and porch overlooking Goodwill Lake.

This home is sold furnished.



EXTERIOR

- Old Carolina Brick Company Hand-Molded Bricks
- Wide Brick Walkway Also Made with Hand-Cut Bricks
 - Granite Goodwill Diamond Inlaid
- Custom Dentil Molding Trim
- Plantation Shutters with Wrought Iron Dogs
- Antique Cast Iron Planters
- 50-Year Architectural Roof
- Brick Front Porch with Solid Columns
 - Beadboard Ceiling
 - Reclaimed Antique Corbels
 - Custom-Made Wrought Iron Railings
- Three-Car Side Load Garage with Custom
 - Copper Light Fixtures
 - Insulated 9' H x 10' W Doors
- Storage Room with Solid Shelving
 - Built-In Work Bench and Cabinets
 - Refrigerator and Freezer
 - Epoxy Flooring
 - Plantation Shutters
 - Hardboard Walls
 - Keypad
- Large Brick-Lined Concrete Garage Parking Pad
- Large Brick-Lined and Accented Concrete Guest Parking Pad
- Hand-Cut Brick Back Patio with
 - Wood-Burning Fireplace
 - Brick Knee Walls
 - Custom-Made Patio Copper Lanterns



*Built 2010: Billy Ray Caskey
Custom Home Builder and Craftsman*

FEATURES



INTERIOR

- 8,407 Heated Square Feet
- Four Bedrooms/Five Full Baths and Two Half Baths
- Wheelchair Accessible
- 8-Foot Solid Six-Panel Mahogany Front Door with Custom Side Lights and Transom with Decorative Wood Muntins
- Southern Custom Doors and Hardware Throughout
- R.T. London Cabinet Maker Cabinets Throughout
- All Trim Work Custom Designed and Handmade by Robert Stewart
- Interior Doors 2-inch Solid Mahogany
- Wide-Plank Pine Flooring Cut From the Property with Inlays
- Speakers Throughout the Home
- Marvin Windows
- Custom Drapes/Window Treatments and Plantation Shutters
- 47 Antique Chandelier and Light Fixtures From Around the World. All converted From the original Oil/Gas to Electric.

TWO-STORY FOYER WITH CURVED STAIRCASE

- Extensive Trim Work
- Governors Paneling
- Hand-Cut Multiple Layer Crown Molding and Baseboards
- 1853 Handcrafted French Crystal and Brass 24-Candle Lighted Chandelier with Lift
 - Commissioned by French Government
 - Cut Crystal Teardrops, Scalloped Crystal Candle Bobéches
 - Crystal Beaded Swags
 - Antique Wrought Iron Gate Medallion
- Second Story Arched Transom Window
- Antique Five Candle Brass Wall Sconces
- Antique "Franklin at the Court of France 1778" Lithograph
- Custom-Made Foyer Roundtable
- Glass-Arched French Doors Open to Great Room with Lake Views





GREAT ROOM

- Wall of Glass Panel Wood Doors and Fixed Doors Overlooking the Lake
- 12-Foot Ceilings with 14-Piece Crown Molding
- Antique Wrought Iron Refurbished 1800s Oil Chandelier
Eight Crystal Oil Lamps
Reclaimed Antique Decorative Metal Ceiling Tile
- Antique Hand-Carved Neoclassical Fireplace Mantel
Antique Cast Iron Decorative Fireplace Screen
Cast Iron Fire Dogs
- Antique Brass Mirror From the Cannon Mills Estate
Accented with Vintage Brass and Glass Lamp
Wall Sconces
- Custom Built-In Cabinets on Either Side of
The Fireplace
Glass Door Display Cabinets with Decorative
Wood Muntins
Hidden Drop-Down TV Cabinet
Corbel Accents
- 19th Century Robert Pratt Antique Collector Secretary
- Antique Georgian-Style Tea Table or Supper Table
- Victorian Mahogany Sheet Music Cabinet
- Hall Antique Cast Iron Oil Chandelier Complements
Great Room Chandelier



BACK HALL MUDROOM AND DROP ROOM

- Built-In Bench and Mahogany Hall Cabinets
- Mudroom with Wall of Mahogany Coat Closets,
Cabinetry and Counters with Sink
- Adjoining Half Bath with Furniture Vanity and
Plantation Shutters
- Antique Brass Lighting
- Access to Garage
- Broom/Cleaning Supply Closet
- Coat Closet



MAIN FLOOR LAUNDRY ROOM

- Hall Double-Door Entrance and Primary
Bedroom Entrance
- Tile Surround with Drain for Washer/Dryer
- Custom Cabinets, Granite Countertop, Sink
- Built-In Ironing Board, Hanging Rod
- Antique Brass Light Fixture



DINING ROOM

- Handcrafted Crown Molding with Diamond and Circle Onlays in Honor of Goodwill Estate
- 1800s Six-Candle and Six-Etched Glass Lamp Crystal Chandelier
 - Once Graced the Cannon Mills Estate
 - Draped Waterfall Crystals
 - Spear Prisms
 - Accented with Antique Metal Decorative Ceiling Tile
- Plantation Shutters
- Chair Railing
- Double Mahogany Doors Open to Kitchen Hall
- Large Round Table with Goodwill Diamond Symbol Inlaid in Lazy Susan Centerpiece
 - Crafted Specifically for the Room by Joseph Mazurek of Boykin Furniture Co.
 - Accommodates 10 Dining Chairs
- Individually Selected Antique Buffet and China Hutch
- Large Antique Oval Brass Mirror and Brass and Crystal Four-Candle Wall Sconces
- Hall Antique Brass and Cranberry Cut Glass Pendant Light with Dangling Crystal Prisms



KITCHEN

- Splendor White Granite Countertops
- Custom Mahogany Perimeter Cabinets and Antiqued Islands (Soft Return/Dovetail Joints)
- Two Islands, One with a Double-Bowl Porcelain Farmhouse Sink (Both with Antique Gas and Electric Brass Billiards Lights with Glass Shades)
- Second Island Elevated with Breakfast Bar — Glass-End Display Cabinets
- Stainless Steel Bosch Dishwasher
- Undercounter Cabinets and Drawers

BAKING STATION

- Granite Countertop with Tile Backsplash with Hand-Painted Accent Tiles
- Small Appliance Cabinet with Mixer Lift
- Fisher Paykel Dishwasher Drawer
- Stainless Steel GE Monogram Wall Convection/Roaster Oven
- Wall Pantry with Pullout Shelves

OPPOSITE WALL COOKING STATION

- Wolf Gas Six-Burner Cooktop with Exhaust Hood
- Pot Filler
- Pullout Spice Racks
- Deep Pot Drawers
- Stainless Steel Advantium GE Monogram Convection Microwave/Oven
- Third GE Monogram Wall Oven
- Large Walk-In Pantry with Double Doors and Solid Shelving
- Cookbook and Linen Closet

BREAKFAST ROOM

- Large Bay Windows Overlooking the Lake
- Antique Brass and Crystal Oil Lamp with Etched Glass Domes and Crystal Spear Prisms and Bead Swags
- Glass Door Opens to Covered Back Porch and Patio Area
- Antique Southern Hunt Board
- 19th Century Sugar Chest
- Set of Victorian Oil Bronze Table Lamps

KITCHEN OFFICE

- Charming Office with Windows Overlooking the Lake
- Built-In Desk, File Drawers, Cabinets
- Plantation Shutters
- Victorian Brass Light Fixture

GOODWILL ESTATE



MEDIA/TV ROOM

- Custom Built-In Mahogany Entertainment Center
- Plantation Shutters
- Adjoining Full Bath with Tile and Glass Shower
 - Furniture Vanity
 - Antique Brass Pendant Light

MAIN OFFICE/DEN

- French Doors
- Mahogany Governor's Paneling
- Built-In Cabinets, File Drawers, Bookshelves
- Built-In Mahogany and Glass Gun Case
- Double Sliding Doors Open to Sunroom
- Adjoining Map Room
- 1800s Cast Iron Counter-Weighted Oil Lamp Chandelier
- Antique Copper Oil Student Desk Lamp
- 1850s English Writing Desk

POWDER ROOM

- Furniture Vanity with Granite Countertop
- Antique Brass Mirror

SUNROOM

- Access to Primary Suite, Office and Back Covered Porch
- Tile Floor
- Brick Gas Fireplace with Hearth
 - Antique Fireplace Dogs
 - Victorian Hand-Painted Glass and Brass Fireplace Screen
- Remote-Controlled Roman Silhouette Shades
- Wet Bar/Coffee Bar with Hand-Painted Bar Sink
 - Undercounter Refrigerator







PRIMARY SUITE

- Three-Tiered Tray Ceiling with Extensive Crown Molding and Lighting
- Faux Painted Ceiling
- Access to Sunroom
- Wall of Windows Overlooking the Lake
- Remote-Controlled Roman Silhouette Shades
- Custom Drapes
- Antique Crystal/Brass Chandelier with Etched Glass and Crystal Swags with Lift (Discovered in St. Louis)
- Custom-Made Bedroom Set, Including the Four-Poster Tobacco Leaf Bed



CLOSETS

- Closet One
 - Custom-Designed Cabinets and Drawers
 - Built-In Towel Warmer
 - Separate Shoe Closets
 - Clothes Hamper
 - Pocket Door Open to Laundry
 - French Door Open to Bath
- Closet Two
 - Custom-Designed Cabinets and Drawers
 - Clothes Hamper
 - Floor Lifts Up to a Safe Room

BATH

- Heated Tile Floor
- Antique Four-Etched Scalloped Glass Lamp Crystal Armed Chandelier with Glass Arms and Prisms
- Two Tall Splendor White Granite Mahogany Vanities
- Custom-Made Mahogany Mirrors
- Mahogany and Granite Surround Air Jet Bain Ultra Garden Tub with Handheld Faucet
- Windows with Plantation Shutters
- Tile Steam Shower
- Water Closet
- Built-In Linen Cabinet



SECOND FLOOR

- Custom Goodwill Crown Molding in Wide Hallway
- Wide-Plank Pine Floors
- Antique Brass and Crystal Wall Sconces
- Guest Bedroom Wing with Privacy Hall Door
- Second Primary Suite Wing with Privacy Hall Door
- Two Large Storage Rooms with Window Seats and Plantation Shutters

SECOND PRIMARY SUITE/PRIVATE WING

- Sitting Area
- Wide-Plank Pine Floors
- Walk-In Closet with Built-In Cabinets
- Windows Overlooking Lake
- Custom Drapes and Plantation Shutters
- Antique Brass and Crystal Chandelier
- Four-Post Rice Bed

PRIVATE BATH

- Two Quartz Top Vanities and Makeup Vanity
 - Undercounter Mount Sinks
 - Tile Surround Deep Tub/Shower Combination
 - Linen Closet
 - Water Closet
 - Window Seat
 - Plantation Shutters
-
- Hall Storage Closet with Solid Wood Built-In Shelving
 - Hall Antique Hand-Painted Pheasant Scene Antique Brass and Crystal Oil Lamp





GUEST BEDROOM ONE

- Built-In Wall Closet
- Wide Plank Pine Floors
- Antique Brass Light Chandelier
- Step-Up Two-Level Storage Room (Could be converted to additional living space)
- Plantation Shutters and Custom Drapes

SHARED BATH

- Two Splendor White Granite Mahogany Vanities with Undermount Sink
- Makeup Vanity
- Deep Bathtub/Shower Combo with Tile Surround
- Tile Floors



GUEST BEDROOM TWO

- Wide-Plank Pine Floors and High-Grade Carpet
- Large Sitting/Play Area with Antique Crystal and Brass Pendant Light
- Three Wrought Iron and Brass Twin Beds
- Antique Brass Cupid and Crystal Wall Sconces
- Built-In Window Seat with Drawers Overlooking the Lake
- Two Bookcases Set on Either Side of Window
- Walk-In Closet with Solid Shelving
- Antique Gold Leaf Mirror
- Plantation Shutters and Custom Drapes

EXERCISE ROOM

- Stairs and Railing into Large Exercise Room with Full Complement of Exercise Equipment
- Granite Top Wet Bar with Undercounter Refrigerator and Glass Display Upper Cabinets
- Victorian Painted Glass Globe and Brass Pendant Light
- Lance Manufactured Dry Sauna
- Flooring Sound Barrier (Wide-Plank Pine Floor)
- French Glass Doors Open to Second Floor Enclosed Porch/Sunroom
 - Tiles Floor
 - Ceiling Fans
 - Beadboard Ceiling
 - Dental Crown Molding



GAME ROOM

- Custom-Made Pool Table
- Plantation Shutters

LAUNDRY ROOM WITH SOLID SHELVES

BONUS ROOM/HISTORICAL ART GALLERY

- Walls Adorned with Notable War Scenes by Famous Artists
- Antique Railroad Desk
- Window Seats
- Plantation Shutters
- Adjoining Sitting Room/Walk-In Closet (Currently an Antique Display Room)
- Private Full Bath with Soapstone Countertop Furniture Vanity
- Tile and Glass Shower



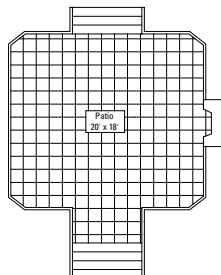
MECHANICALS *(service contracts where appropriate)*

- Icynene Insulation
- Encapsulated Crawl Space
- National Wheel Ovator Elevator
- Central Vacuum
- 25-Kilowatt Generac Generator
- Four HVAC Systems (2010-2021-2022-2023)
- Two Rinnai Water Heaters
- Supplemental Instant Water Heaters in Kitchen and Primary Bath
- Fiberoptics Internet
- Dish TV
- Well
- Septic
- Termite Contract/Service on All Buildings

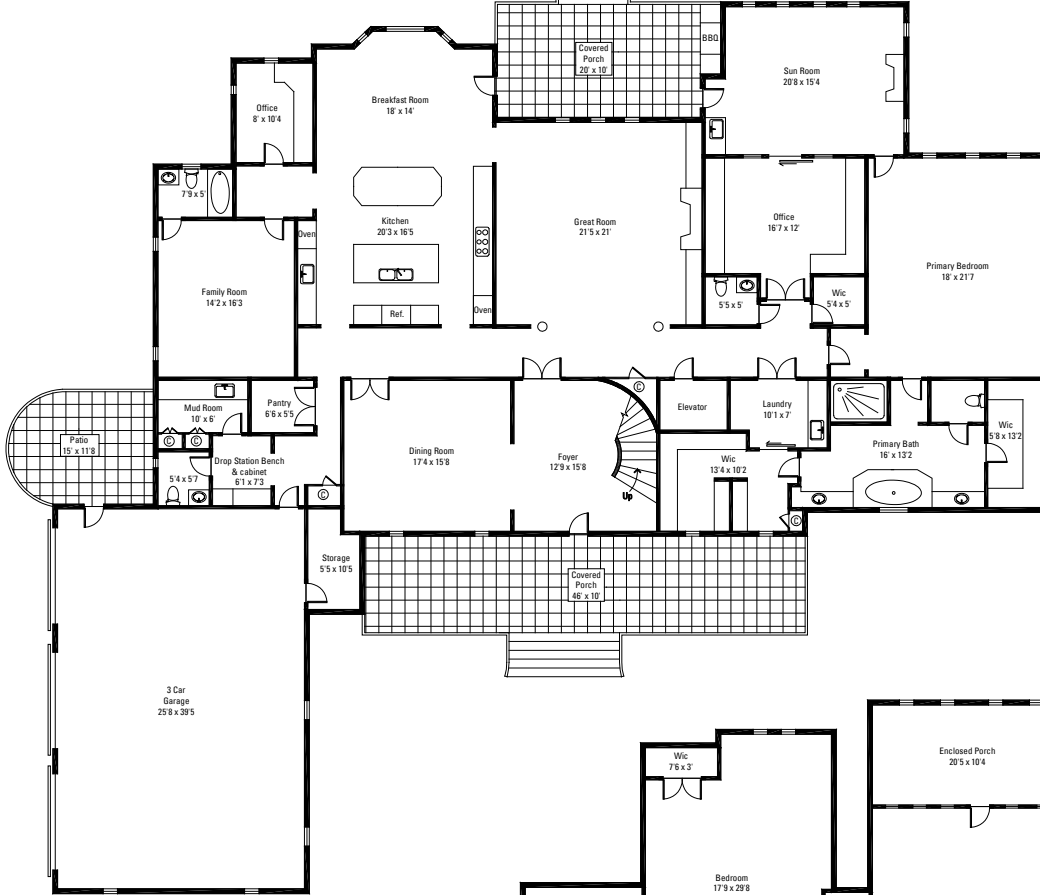


GOODWILL ESTATE





FIRST FLOOR



SECOND FLOOR



229 JOSEPH KERSHAW ROAD | MAIN RESIDENCE

First Floor	4,330 square feet
Second Floor	4,077 square feet
Garage	1,150 square feet
Storage	66 square feet
<hr/>	
Net Livable.....	8,407 square feet



ANTIQUES LIST

229 JOSEPH KERSHAW ROAD ESTATE HOME comes fully furnished with antiques collected from around the world to grace the traditional historic Charleston home. The following are a few highlights of those antiques and custom-made furniture conveying with the home.

HUNT BOARD — Purchased at an auction in Camden, SC. Research shows it was made by a Camden furniture maker in the late 1800s and owned by only one family.

SUGAR CHEST — Virginia sugar chest c. 1800s. These chests were locked since sugar was such an expensive commodity at the time.

BREAKFAST ROOM ROUND DINING TABLE — c. late 1800s. Three leaves create a banquet table. Includes eight antique chairs.

DINING ROOM ROUND DINING TABLE — Handcrafted in Camden, SC by prominent furniture maker, Joseph Mazurek. Center Lazy Susan inlaid with the Goodwill G.

MAHOGANY SIDEBOARD — c. early 1800s. Crafted by Joseph Mazurek with Boykin Furniture, in mint condition.

PRATT SECRETARY — c. 1840. A famous Baltimore maker. His works are in high demand today.

PRIMARY BEDROOM FURNITURE — Handcrafted tobacco leaf bed with nightstands, dresser, mirrors and armoire. Crafted by Joseph Mazurek.

THREE SINGLE IRON AND BRASS BEDS — (Girl's Room), mint condition.

RAILROAD DESK — c. late 1800s. Railroad passenger stations had similar desks for storing tickets and receipts for passengers.

CANE BACK SOFA — c. 1800s. (Lodge), perfect condition and original to Goodwill.





HISTORICAL STRUCTURES

Listed on the National Register of Historic Places

HUNTING LODGE C. 1910

- 1,761 square feet
- Two-story
- Four bedrooms
- HVAC
- Rock fireplace in gathering room
- Fireplaces with antique mantels in two of the bedrooms
- Full bath and half bath off first-floor bedrooms
- Second floor: two bedrooms and a full bath
- Separate entrance to kitchen and dining room
- Large, covered porches, including a screened porch overlooking the lake and two smaller screened porches
- Rough-cut siding, metal roof
- Skinning and packing house with Walk-In cooler

WORKING MILL HOUSE (*Original destroyed by Hurricane Hugo, duplicated, and rebuilt.*)

- Equipment was recovered from a previous owner and brought back to the farm.)
- Rough-cut estate cypress and pine
- Two-story
- Large double doors and end door
- Working original water wheel fed from tributary creek powers:
 - Grist grain mill
 - Sawmill
 - Pea huller
 - Tool-sharpening grinding stones
 - Corn and pea seed cleaner

BLACKSMITH SHOP (*with working tools*)

HEYWARD HOUSE C. 1858

- Restored in the early 2000's
- 1,477 square feet
- Electricity
- One story
- Farm weatherboarded with cross gable tin roof
- Front porch spans the front of the home and back porch
- Living room and four bedrooms
- Multiple fireplaces
- Furnished with antiques

HUGAR'S HOME C. 1857

- 1,100 square feet
- Stacked brick pillars
- Weatherboarded with gable tin roof and shutter windows
- High ceilings
- Two-sided brick fireplace

ADDITIONAL HISTORICAL STRUCTURES

- Two barns c. 1800s
- Corn crib c. 1800s
- Silo c. 1800s
- Remnants of the Cook family settlement (1700s)

LAKESIDE LODGE RETREAT

HUNTING LODGE, C.1910. Built near the turn of the 20th century, the rustic hunting lodge is ideal for guests or recreation. The two-story structure has four bedrooms, two up and two down. The large gathering room has a rock fireplace, and two bedrooms have fireplaces with antique mantels. The rough-cut siding and metal roof add to the rustic appeal. Three screened and covered porches, two overlooking the lake, for outside living. For the hunters, there is a skinning and packing house with a walk-in cooler. The lodge has heat and air.







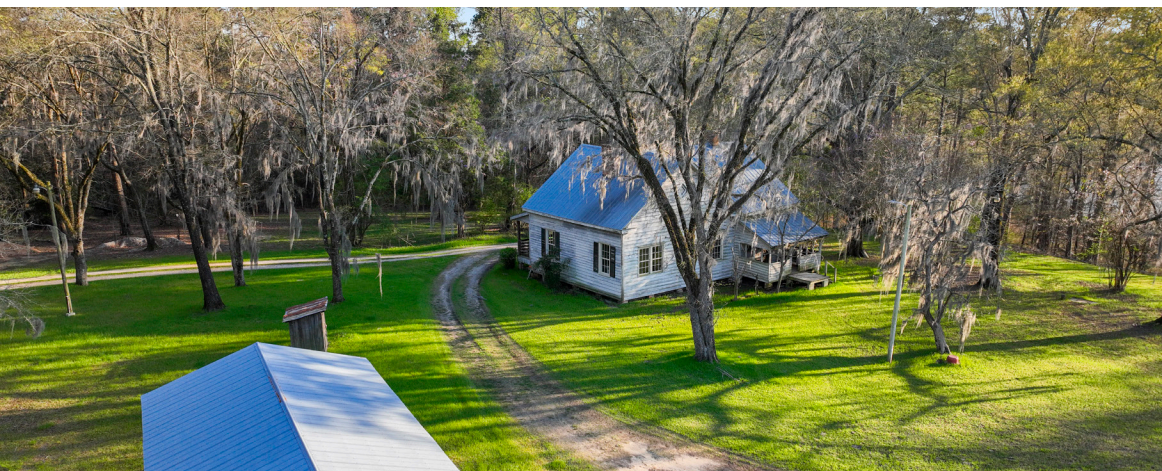
WORKING MILL HOUSE. Set among the trees beside a tributary stream, the mill house is a rough-cut pine structure, built from trees harvested from the estate. The original was destroyed in 1989 when Hurricane Hugo swept through the Carolinas. Much of the equipment is original, recovered from a previous owner and brought back to Goodwill. This historical water-powered mill is a replica of the original that ran until around 1944, and a relic of a bygone era and steeped in echoes of industry and craftsmanship. The weathered original water wheel remains strong and steadfast and commands attention by its sheer size and imposing presence. Harnessing the power of the rushing water the original 1760 wrought-iron wheel drives the machinery within.

The mill house with its massive millstones grinds grain into flour, while its saw produces lumber and shingles. This original machinery is a testament to the resourcefulness and ingenuity of generations past. The unwavering water wheel is a timeless reminder of the human spirit's indomitable will.

In 1935 Mr. S.B. McMaster, who owned Goodwill at the time, sold all the farm equipment and mechanical equipment to Thomas R. Rye, the Goodwill caretaker. Rye was farming Goodwill at the time he bought the equipment and knew that it was obsolete even in 1935. Rye then began to put all the equipment into barns so it would not deteriorate from the weather. He died on December 6, 2001, leaving all the equipment to his son, Grover Rye, who later became a historian and authority on the Goodwill Estate.

In 1995, Larry Faulkenberry bought Goodwill Estate from the S.B. McMaster estate. In 2001, Faulkenberry asked Grover Rye for advice and assistance in planning and building a gristmill. Rye also made all the equipment his father left available to Faulkenberry. The mill house was rebuilt and became a depository for the equipment.

HEYWARD HOUSE, C. 1858. The Heyward House was built in 1858 by Edward Barnwell Heyward, and completely restored by the Faulkenberrys in the early 2000s, including historical paint colors identified by Benjamin Moore & Company. The large front porch overlooks the grass-lined drive, while a back porch overlooks fields and wooded areas. It has three bedrooms, each with a fireplace and a central living room, as well as a second living area. The one-story farm weatherboarded structure has a cross-gable tin roof. Today, it is a private museum of farming artifacts from the 19th century, all of which will be conveyed to the new owner.



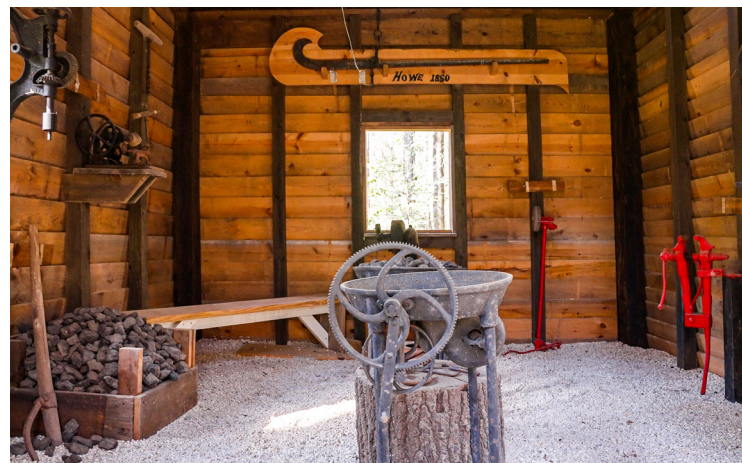
BLACKSMITH SHOP. The scent and sounds of burning coal and hot iron greet you upon entering this weathered shop of rough-hewn timbers. Around the shop, tools of the trade hang from hooks and racks, and in one corner, a massive anvil stands sentinel. The anvil surface and the tools are witness to the years of labor. Nearby, a grinding wheel and its stone surface stand ready to sharpen blades and surfaces. Built in 1850 and operated until 1985 making a wide variety of metal items, like e-plows, door hinges, and wagon wheels.

HUGAR HOUSE CIRCA 1857. Thought to have been the home of a previous owner, it is a modest one-story weatherboarded house with a gable tin roof and shutter windows.

It has one large central room with 12-foot ceilings and a fireplace and large bedrooms on each side, one with a fireplace. The house has stacked brick pillars and there are signs of a previous porch spanning the front of the home.

SILO. One of two original concrete silos built in 1870 to store corn.

- Corn Crib
- Barns







233 Joseph Kershaw Road | Second Home

CRAFTSMANSHIP AND LUXURY

The 5,488-square-foot home, crafted by Billy Ray Casey, home builder and craftsman, offers similar luxury and charm as the main house. Equipped with an elevator and adorned with high-end finishes and modern amenities, it stands as a testament to timeless elegance.



*Built 2009: Billy Ray Caskey
Custom Home Builder and Craftsman*

FEATURES



EXTERIOR FEATURES

- Full Brick
- Three-Car Garage
- Epoxy Flooring
- Gladiator Cabinet System with Work Bench
- Freezer
- Pull-Down Attic Stairs and Floored Storage
- Concrete with Stamped and Stained Accents Parking Pad
- Custom-Built Wrought Iron Vents
- Front Porch with Wrought Iron Handrails
- Freshly Stained Two-Level Back Deck Overlooking Lake
- 100+ Piers with Largest Span 6 Feet
- 4-foot Crawl Space
- Drainage System Installed Throughout Yard and Drained to the Lake
- Tasteful, Mature Landscaping with Seasonal Flower Beds
- Irrigation
- Boat Tie-Up and Small Boat Drop-Off



INTERIOR:

- 5,488 Square Feet
- Four Bedrooms/Four Full Baths/Powder Room
- Elevator
- Two-Story Foyer
 - Large Chandelier
 - Coat Closet
 - Arched Entry Hall
- Custom Solid Mahogany and Lead Glass Front Door with Matching Side Lights
- Oak and Tile Flooring Throughout Main Level
- 8-Foot Solid Wood Interior Doors (2-inch thick)
- Custom Hand-Cut Interior Trim Work Including Crown Molding
- Upgraded Lighting Fixtures Throughout
- High-End Plumbing Fixtures

- 10-inch Baseboards
- Plantation Shutters and Remote Control Somfy Roman Shades
- Custom-Made Drapes and Valances
- Wood Floor Vents
- AV System Includes Multiple TVs and Speakers Throughout
- Security System
- Central Vacuum
- Laundry Room
 - Two Entrances
 - Built-In Ironing Board
 - Cabinets and Folding Counter
 - Large Utility Sink
- Main Floor Linen and Safe Closet



MAIN FLOOR POWDER ROOM

- Furniture Vanity
- Antique Brass Light Fixture
- Decorative Accent Mirror

FORMAL DINING ROOM

- Located off Foyer/Access to Butler's Pantry
- Two Selected Crystal Chandeliers with Ceiling Medallions
- Governor's Paneling and Chair Railing
- Ceiling Decorate Appliques



BUTLER'S PANTRY

- Granite Countertop
- Bar Sink
- Glass Display Cabinets
- Antique Charleston Brass and Hand-Painted Ceramic Chandelier
- Undercounter Refrigerator
- Double-Door Entry Broom Closet

KITCHEN

- Brick Gas Fireplace
- Custom Maple Cabinets with Soft Return Drawers
- Granite Countertops and Tile Backsplash
- Built-In Entertainment Center
- Walk-In Pantry with Solid Shelves
- Pullout Pantry Cabinet
- Two Spice Cupboards
- Island with Sink and Lowered Breakfast Bar
- Pot Filler
- Stainless Steel Appliances
 - Sharp Microwave Drawer
 - Two Bosch Dishwashers
 - Whirlpool Side-by-Side Refrigerator with Dispenser
 - Electrolux Icon Gas Range with Five Burners and Double Oven
- Custom Exhaust Hood
- Adjoining Breakfast Room
 - Large Picture Window with Seat Overlooking Lake
 - Built-In Cabinets and Display Shelves
 - Antique Brass and Painted Ceramic Refurbished Oil Chandelier
 - Glass Door Opens to Sunroom



SUNROOM

- Tile Floor
- Gas Fireplace
- Ceiling Light/Fans
- Beadboard Ceiling
- Walls of Windows Overlooking Lake and Deck
- Glass Doors Accessing Breakfast Room, Primary Suite, TV Room and Great Room

TWO-STORY GREAT ROOM

- Accent Columns
- Two Large Picture Windows Overlooking Lake
- Custom-Made Fireplace Mantel/Gas Fireplace with Marble Surround
- Built-In Cabinets and Shelves
- Hand Selected Brass and Crystal Chandelier

MAIN FLOOR OFFICE

- ¾-Wall Cypress Tongue and Groove
- Cypress Coffered Ceiling
- Plantation Shutters
- Built-In Gun Cabinet

MAIN FLOOR TV/ENTERTAINMENT ROOM

- Glass French Doors Open to Sunroom
- Custom-Designed Entertainment Center (Equipment Included)
 - Built-In Speakers
 - Glass Display Cabinets
- High-End Carpet
- Wall Light Sconces
- AV Closet





PRIMARY BEDROOM SUITE

- Tray Ceiling
- Sitting/Reading Room Overlooking the Lake
 - Wet Bar with Hand-Painted Bar Sink, Quartz Countertop and Undercounter Fridge
 - Large Picture Window with Remote Control Roman Shades and Custom Drapes
 - Glass Door to Sunroom
 - Carpet
 - Chandelier
- Walk-In Closet with Custom Built-In Cabinets, Drawers and Shelving

PRIMARY BATH

- Heated Stone Tile Floors
- Crystal Chandelier
- Two Granite Top Vanities (one with Makeup Vanity)
 - Undercounter Sinks
 - Countertop Corner Cabinet
 - Towel Warming Drawer
- Tile Surround Whirlpool Garden Tub
 - Accent Columns
 - Lead Glass Frosted Picture Window
- Separate Tile and Glass Shower
- Water Closet
- Second Walk-In Closet
 - Double Doors
 - Window with Plantation Shutters
 - Expansive Cabinetry Including Shoe Shelves





SECOND FLOOR

- Catwalk Overlooking Great Room and Lake
- Wrought Iron Railing
- Staircase with Two Antiqued Brass Wall Sconces
- Storage Room

GUEST BEDROOM ONE

- Carpet
- Granite Top Wet Bar with Undercounter Fridge
- Window Seat with Drawers
- Plantation Shutters
- Access to Large Shared Bath

BATH

- Tile Floor
- Walk-In Closet
- Window Seat with Drawers
- Deep Tub/Shower Combo with Tile Surround
- Dual Vanity
- Plantation Shutters
- Water Closet

GUEST BEDROOM TWO

- Two Closets
- Carpet
- Window Seat with Drawers
- Plantation Shutters

PRIVATE GUEST ENSUITE BEDROOM

- Sitting Area
- Plantation Shutters
- Walk-In Closet with Solid Shelving

BATH

- Tile Floor
- Vanity with Makeup Vanity
- Glass and Tile Shower
- Stackable Washer and Dryer
- Window Seat with Drawer
- Water Closet

BACK HALLWAY (*Connects Garage to Kitchen*)

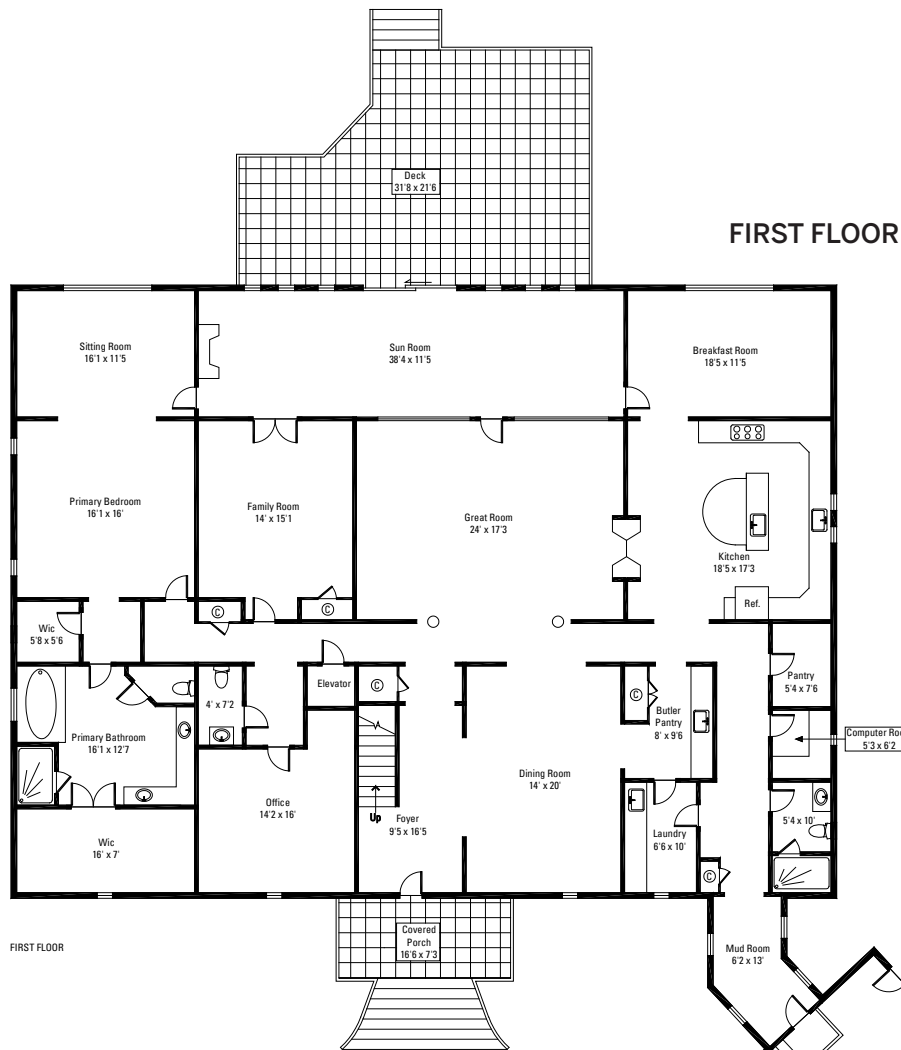
- Garage Entrance
- Drop Zone/Mudroom
- Full Bath with Shower
Quartz Countertop Vanity
Tile Floor
- Entrance to Laundry Room
- Kitchen Office with Built-In Desk
- Kitchen Walk-In Pantry
- Hall Windows with Plantation Shutters

BONUS/FLEX ROOM

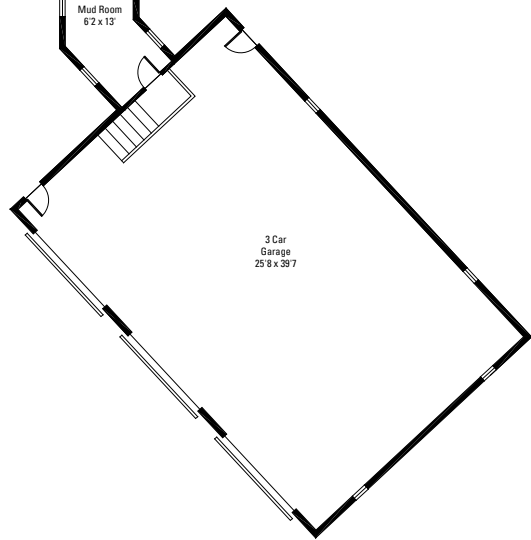
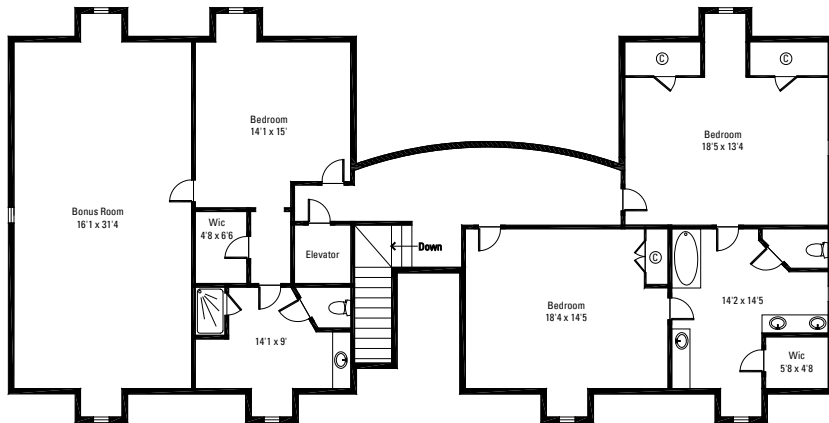
- Carpet
- Plantation Shutters
- Pull-Down Attic Stairs with Floored Storage

MECHANICAL

- Generac 25-Kilowatt Generator
- Two Rinnai Tankless Water Heaters
- Three HVAC Systems (Warranties on two — 2020)
- Well (Newly Refurbished — Well may be an Artisan Well)
- Fiberoptics Internet
- Dish Network
- Septic System
- Termite Contract/Service



SECOND FLOOR



233 JOSEPH KERSHAW ROAD | SECOND RESIDENCE

First Floor	3,874 square feet
Second Floor	1,614 square feet
Unheated Sunroom	469 square feet
Unheated Bonus Room	564 square feet





WATER
RI

A photograph of a pond with blue irises in the foreground. The water is dark and reflects the surrounding greenery. In the background, there is a stone wall and more plants, including white flowers. The overall scene is peaceful and natural.

REE VER

HERITAGE PRESERVE
WILDLIFE MANAGEMENT AREA

Nature's Sanctuary



Photo by South Carolina Department of Natural Resources

The primary objective of all Heritage Preserves is to “protect the natural or cultural character of any area or feature” for which the property was dedicated.

THE HERITAGE TRUST ACT
(51-17-10 et Seq.)



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GB 200-7 FRAME

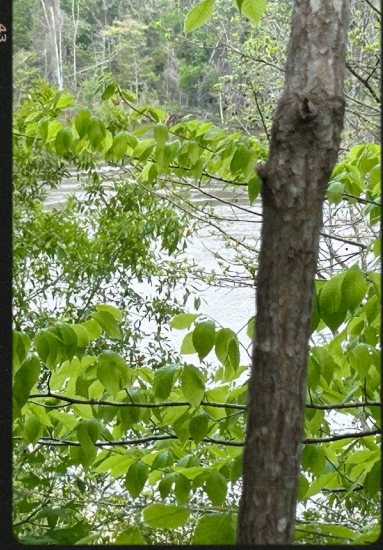
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THE WATEREE RIVER HERITAGE PRESERVE WILDLIFE MANAGEMENT AREA. The preserve consists of the former Cook’s Mountain Tract and a portion of the original Goodwill Tract. It was transferred to SCDNR ownership on June 2, 2015. The preserve contains 3,677 acres adjacent to the Wateree River and is managed as a natural area to protect and enhance wetlands, as well as restore natural ecosystems. With a total of 44 miles of roads, 9.5 of which are drivable, visitors can enjoy activities such as hiking, bicycling, horseback riding, birdwatching and nature study. There are thirteen full days of lottery hunts and sixteen half days reserved exclusively for hunters. The fishing pond is open to the public with a license, and there is foot access to the Wateree River.





JULIE BREEDLOVE



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JULIE.BREEDLOVE@PREMIERSIR.COM

532 GOVERNOR MORRISON STREET, SUITE C-110
CHARLOTTE, NORTH CAROLINA 28211

Animals, particularly horses, have been a lifetime love and a big part of Julie's life. Growing up in Washington state, she spent as much time as possible around horses. Her grandmother helped her, and her two older brothers buy their first horse, matching their cash contribution from picking and selling raspberries. That horse became part of the fabric of her life, the basis for a lifetime concern for animals and their care, and the foundation for her sense of responsibility.

Julie began her nursing career in Washington and later relocated to Northern California. After several years she shifted her career from nursing to the medical device industry. She was an early employee, and one of the first four sales representatives for STERIS Corporation. During her tenure there she held several positions, including Midwest regional manager, general manager of Canadian operations and global product manager for the surgical table product line. After STERIS, Julie continued to expand her marketing experience with two additional medical device companies; one as the vice president of marketing for an international medical device simulator company.

Julie and Lloyd left Ohio in search of the perfect property in North Carolina and during their search had the privilege of living on the shores of Lake Norman for several years at The Point, a well-known Crescent Community. Julie finally realized a long overdue dream and with Lloyd and their animals settled on a beautiful horse farm, Cedar Run Farm in Statesville, North Carolina.

During her search for Cedar Run Farm, Julie reviewed numerous real estate magazines and websites researching North Carolina equestrian properties and land. Having done so, Julie decided it was time to put her previous sales and marketing experience and 35 years of equestrian experience to work. In 2008 she entered the real estate market and soon after established Breedlove Farms Estates and Land. Since its beginning, Breedlove Farms Estates and Land has grown to be the indisputable regional leader in the equestrian and country estates market segment. Since 2008 Julie has helped other people realize their dreams by finding that special location and lifestyle. In doing so, she has realized her dream of working at something she loves.

Recently, Julie and Lloyd decided it was time to downsize and move from their equestrian estate to the charming town of Davidson. This move has provided even more insight into buying and selling estate properties and lifestyle changes, including downsizing. Julie understands and appreciates the excitement, fear, and challenges of both.

Julie is thrilled to continue her work in North Carolina and South Carolina real estate through her affiliation with Premier Sotheby's International Realty and believes the association is an excellent partnership that will provide unmatched service to clients searching for or selling luxury real estate and corresponding lifestyles.

TAMMRA GRANGER



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532 GOVERNOR MORRISON STREET, SUITE C-110
CHARLOTTE, NORTH CAROLINA 28211

Tammra Granger is a top producer with Premier Sotheby's International Realty. In 2022 she closed the most transactions in the Charlotte office and was ranked #2 in total volume closed. Tammra is dedicated to offering her clients a white glove concierge-level real estate brokerage and transition experience. She is backed by a team to assist clients with move management, home preparation, staging, organization, decluttering and estate sales. She prides herself in partnering with her clients and promises open communication and timely updates.

Tammra's team is built on the foundation of a trusted network of professionals who compassionately guide clients in the exciting process of buying or selling a home. Tammra is a Certified Relocation Transition Specialist, a Certified Luxury Home Marketing Specialist, and a member of the National Association of Senior Move Managers. She has also received her Senior Real Estate Specialist designation and is a proud and practicing graduate of the Ninja Institute.

Tammra is currently on our local Realtor Association leadership committee, a team of 14 hardworking community minded brokers committed to raising the bar on industry professionalism.

Tammra pledges to all of her clients to maximize the strength of the Premier Sotheby's International Realty brand through superb marketing, networking through our vast network. A world traveler, she networks with Sotheby's agents from all over the world and as a result, is consistently among Premier Sotheby's International Realty's top referring agents. She is a ski home specialist, second-home specialist and has experience guiding buyers and sellers through a 1031 exchange.

Tammra has a BBS and prior to her career in real estate, owned a marketing company with roots in local schools. The experience helped her develop a strong working knowledge of our local schools and communities.

Outside of work, Tammra enjoys traveling with her husband and adult children. She is an avid skier and runner having run several marathons.

*Everyone deserves the extraordinary,
because luxury is not about price—
rather it's about an experience.
And when it comes to real estate,
experience matters.®*

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