

GOODWILL ESTATE

PROPERTY FEATURES



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://scgreatoutdoors.com/park-tolarlanding.html>)

Historic features on next page

HISTORIC FEATURES

(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)

MLS #4122309

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229 JOSEPH KERSHAW ROAD

MAIN HOME FEATURES



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

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

MAIN HOME FEATURES CONTINUED

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

Main home features continued on next page

MAIN HOME FEATURES CONTINUED

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

MAIN HOME FEATURES CONTINUED

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 Scones
- 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

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233 JOSEPH KERSHAW ROAD

SECOND HOME 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

SECOND HOME FEATURES CONTINUED

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

SECOND HOME FEATURES CONTINUED

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

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