

THE *Dream Home* HANDBOOK



Your Perfect House-Hunting Guide
for Finding a Home in The Charleston Area



Courtesy of

Ashley the Realtor®

How to Use This Handbook

Congratulations on beginning your home search! Buying a home, whether it's your first or your next can feel like a daunting task.

But The Dream Home Handbook is here to help!

I've designed this handbook to be a handy companion during your search for homes here in the Charleston area. With lots of handy tools and tips, this handbook is a great reference tool to keep close by.

Check out the table of contents below for all the great info I've included:

1. Tri-County Subdivision Maps
2. 5 House-Hunting Mistakes to Avoid
3. Dream Home Score Sheet
4. Home Affordability Chart
5. Moving Timeline Checklist
6. Home Maintenance Guide

Check this out!



Look for me throughout your handbook for handy tips!



Johns Island Subdivisions



- | | | | |
|-----------------------------|----------------------------|----------------------------|-----------------------------------|
| 1 Barberry Woods | 17 Fenwick Hills | 33 Murraywood | 49 Staffordshire |
| 2 Bend @ River Road | 18 Fosters Glenn | 34 Oakfield | 50 Stono Pointe |
| 3 Bohicket Marina Village | 19 Gardens of Whitney Lake | 35 Orange Hill Plantation | 51 Stonoview |
| 4 Briars Creek | 20 Gift Plantation | 36 Ravens Bluff | 52 Summertrees |
| 5 Brownswood Farms | 21 Grimball Gates | 37 Ravens Point Plantation | 53 Swygerts Landing |
| 6 Brownswood Village | 22 Headquarters Plantation | 38 River Landing | 54 The Commons @ Fenwick |
| 7 Cedar Springs | 23 Hickory Hill Estates | 39 River Run | 55 The Preserve @ Fenwick |
| 8 Chisolm Green | 24 Holloway Court | 40 Riverview Farms | 56 The Retreat At Johns Island |
| 9 Churchill Landing | 25 Island Estates | 41 Rushland | 57 The Villages In St Johns Woods |
| 10 Cottage Plantation | 26 Johnston Pointe | 42 Sea Island Farms | 58 Tremont |
| 11 Cottages @ Johns Islands | 27 Kiawah River Estates | 43 Shoreline Farms | 59 Twin Lakes |
| 12 Duck Pond Estates | 28 Lakeside | 44 Simmons Creek | 60 Waterloo Estates |
| 13 Dunmovin | 29 Marshall Creek | 45 St. Johns Crossing | 61 Winnsboro Lakes |
| 14 Edenwood | 30 Maybank Village | 46 St. Johns Lake | 62 Woodbury Park |
| 15 Enclave On Bohicket | 31 Morris Acres | 47 St. Johns Yacht Harbor | |
| 16 Fenwick Hall | 32 Mullett Hall | 48 Stafford Heights | |

**This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.*

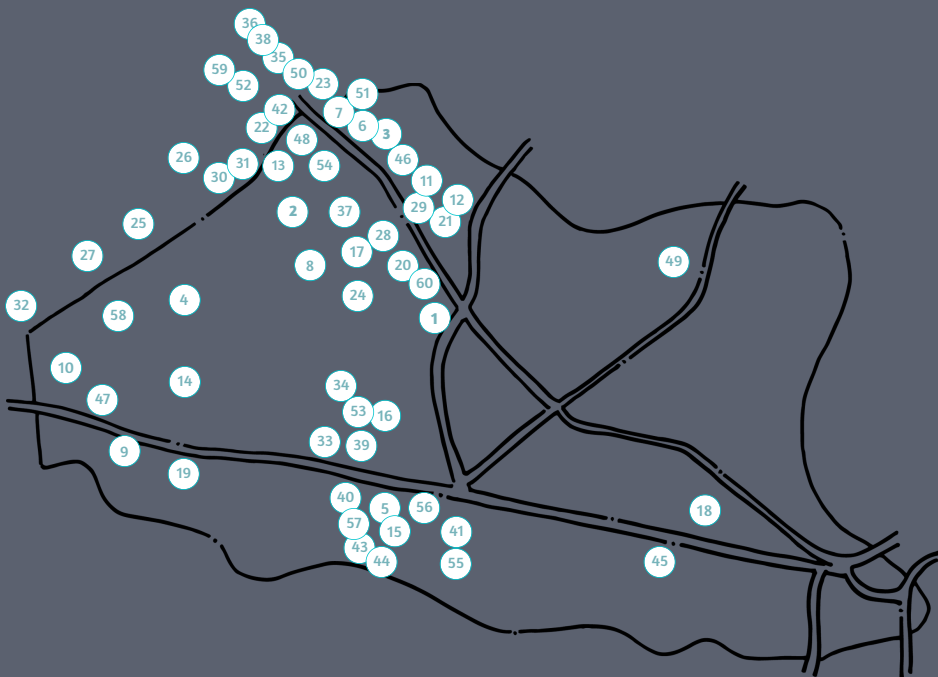
James Island Subdivisions



- | | | | |
|-------------------------------------|----------------------|----------------------------|----------------------------------|
| 1 Battery Point | 21 Greencrest | 41 Ocean Neighbors | 61 Sol Legare |
| 2 Bayfield Manor | 22 Harbor Creek | 42 Old Orchard | 62 Stefan Acres |
| 3 Bayfront | 23 Harbor Place | 43 Palmetto Pointe | 63 Stiles Point |
| 4 Bayview Farms | 24 Harbor Woods | 44 Parrot Creek | 64 Stonefield |
| 5 Beachcomber Place | 25 Island Shores | 45 Pecan Grove | 65 Terrabrook |
| 6 Brigadier Condominium | 26 Jamestown Estates | 46 Pelican Pointe Villas | 66 The Peninsula Condominiums |
| 7 Carolina Oaks At Lighthouse Point | 27 Lakeside | 47 Pemberton Farms | 67 The Preserve At The Clam Farm |
| 8 Centerville | 28 Landsdowne | 48 Point James | 68 The Retreat At Riverland |
| 9 Clarks Point | 29 Laurel Park | 49 Quail Run | 69 Wappoo Landing |
| 10 Clearview | 30 Lawton Bluff | 50 Queensborough | 70 Westchester |
| 11 Cloudbreak Court | 31 Lawton Harbor | 51 Regatta On James Island | 71 Westfield Place |
| 12 Creek Point | 32 Lee Jackson Place | 52 Riverfront | 72 Wexford Sound |
| 13 Cross Creek | 33 Lighthouse Point | 53 Riverland Crossing | 73 White Point Estates |
| 14 Dellwood | 34 Lockwood Hall | 54 Riverland Park | 74 Whitehouse Plantation |
| 15 Eaglewood Retreat | 35 Lynwood | 55 Riverland Place | 75 Willow Walk |
| 16 Edentree Place | 36 Marlborough | 56 Riverland Terrace | 76 Woodland Shores |
| 17 Ellis Oaks | 37 Marsh Point | 57 Rivers Point | 77 Woodward Pointe |
| 18 Fairway Villas | 38 Mccalls Corner | 58 Saltgrass Pointe | |
| 19 Farmington | 39 Meridian Place | 59 Seaside Plantation | |
| 20 Fort Johnson Estates | 40 Mira Vista | 60 Secessionville | |

**This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.*

West Ashley Subdivisions



Scan the code to the left for a guide to some of my West Ashley picks!



- | | | |
|-------------------------------|-----------------------------|----------------------------------|
| 1 Arboretum | 21 Dogwood Gardens | 41 Oakland |
| 2 Asheford Place | 22 Dovefield Condominiums | 42 Old Towne Villas |
| 3 Ashland Plantation | 23 Drayton On The Ashley | 43 Park Place |
| 4 Ashley Park | 24 Forest Lakes | 44 Parkdale |
| 5 Ashley Preserve | 25 Grand Bees | 45 Parkwood Estates |
| 6 Ashleytowne Landing | 26 Grand Oaks Plantation | 46 Parsonage Point |
| 7 Ashleytowne Village | 27 Grand Terrace | 47 Ponderosa |
| 8 Battery Gaillard | 28 Greenwood Park | 48 Radcliffe Place |
| 9 Bolton | 29 Hemmingwood | 49 Sandhurst |
| 10 Boltons Landing | 30 Hickory Farms | 50 Schieveling Plantation |
| 11 Bruno Acres | 31 Hickory Hill | 51 Seagate Village |
| 12 Bull Creek Peninsula | 32 Hunt Club | 52 Shadowmoss |
| 13 Canterbury Woods | 33 Long Branch On The Creek | 53 Shaftesbury |
| 14 Carolina Bay | 34 Longbranch Point | 54 Springfield Farms |
| 15 Carolina Cove | 35 Maclaura Hall | 55 Stone Creek |
| 16 Castlewood | 36 Magnolia Bluff | 56 Sylcope |
| 17 Church Creek | 37 Magnolia Ranch | 57 Sylvan Shores |
| 18 Concord West of The Ashley | 38 McLaura Bluff | 58 The Pointe at Rhodes Crossing |
| 19 Croghan Landing | 39 Melrose | 59 Village Green |
| 20 Dogwood Commons | 40 Myrtle Grove | 60 Willow Oaks |

**This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.*

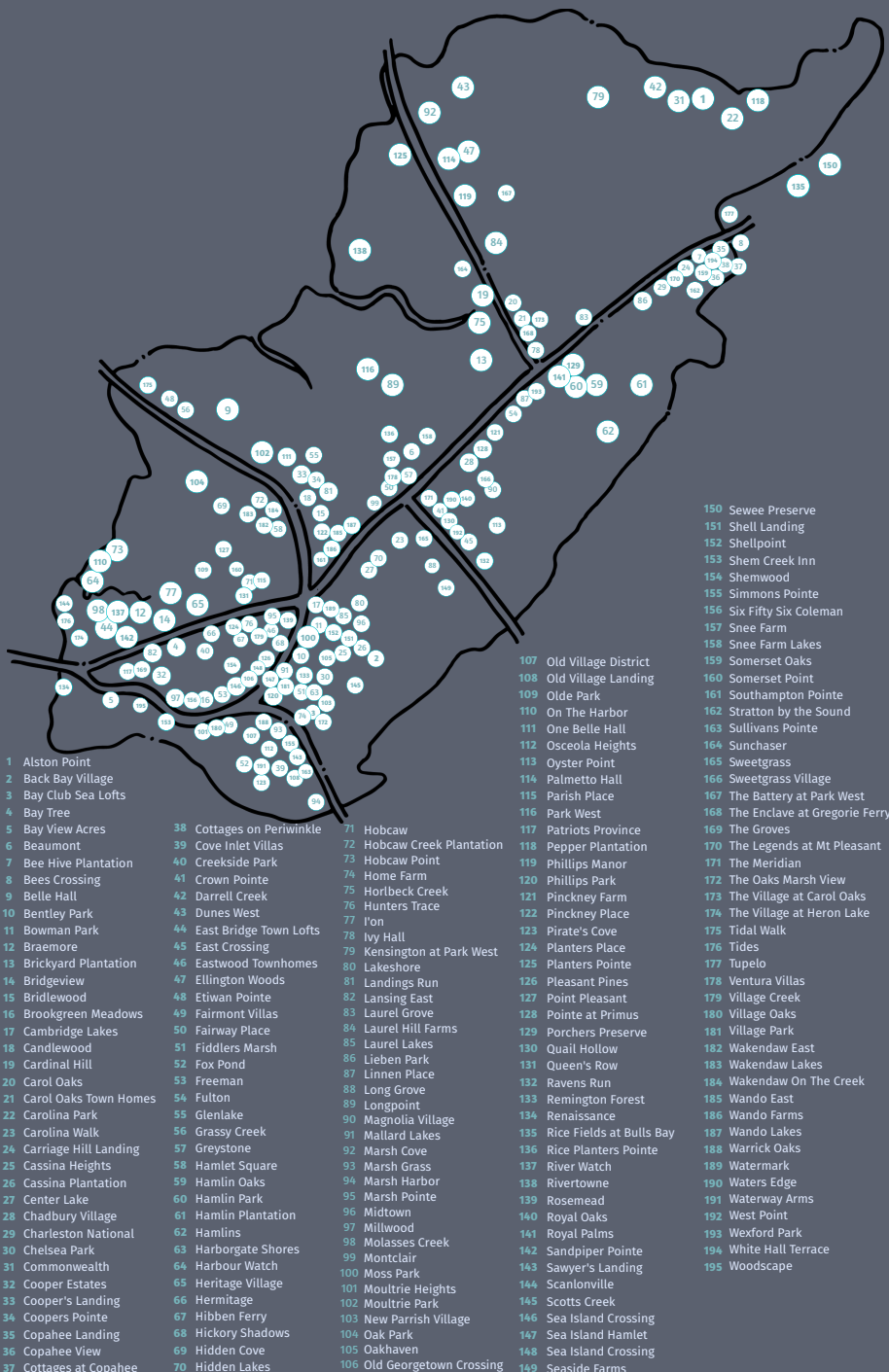
Charleston Subdivisions



- | | | | |
|--------------------|---------------------------|-----------------------|-----------------------------------|
| 1 Ansonborough | 7 Dockside Condominiums | 13 French Quarter | 19 Lauren's Place |
| 2 Ashley House | 8 Elliotborough | 14 Gadsdenboro | 20 Market's Gate |
| 3 Baker House | 9 Elliott House Inn | 15 George And Society | 21 Radcliffeborough |
| 4 Bee Street Lofts | 10 Factors Walk | 16 Harleston Green | 22 South of Broad |
| 5 Berkeley Court | 11 Fort Sumter House | 17 Harleston Place | 23 The Harborage at Ashley Marina |
| 6 Crafts House | 12 Fredrick Shaffer House | 18 Harleston Village | 24 Wentworth Court |

**This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.*

Mt. Pleasant Subdivisions



- | | | |
|--------------------------|---------------------------|-----------------------------------|
| 1 Alston Point | 38 Cottages on Periwinkle | 71 Hobcaw |
| 2 Back Bay Village | 39 Cove Inlet Villas | 72 Hobcaw Creek Plantation |
| 3 Bay Club Sea Lofts | 40 Creekside Park | 73 Hobcaw Point |
| 4 Bay Tree | 41 Crown Pointe | 74 Home Farm |
| 5 Bay View Acres | 42 Darrell Creek | 75 Horlbeck Creek |
| 6 Beaumont | 43 Dunes West | 76 Hunters Trace |
| 7 Bee Hive Plantation | 44 East Bridge Town Lofts | 77 I'on |
| 8 Bees Crossing | 45 East Crossing | 78 Ny Hall |
| 9 Belle Hall | 46 Eastwood Townhomes | 79 Kensington at Park West |
| 10 Bentley Park | 47 Ellington Woods | 80 Lakeshore |
| 11 Bowman Park | 48 Etiwan Pointe | 81 Landings Run |
| 12 Braemore | 49 Fairmont Villas | 82 Lansing East |
| 13 Brickyard Plantation | 50 Fairway Place | 83 Laurel Grove |
| 14 Bridgeview | 51 Fiddlers Marsh | 84 Laurel Hill Farms |
| 15 Bridlewood | 52 Fox Pond | 85 Laurel Lakes |
| 16 Brookgreen Meadows | 53 Freeman | 86 Lieben Park |
| 17 Cambridge Lakes | 54 Fulton | 87 Linnen Place |
| 18 Candlewood | 55 Glenlake | 88 Long Grove |
| 19 Cardinal Hill | 56 Grassy Creek | 89 Longpoint |
| 20 Carol Oaks | 57 Greystone | 90 Magnolia Village |
| 21 Carol Oaks Town Homes | 58 Hamlet Square | 91 Mallard Lakes |
| 22 Carolina Park | 59 Hamlin Oaks | 92 Marsh Cove |
| 23 Carolina Walk | 60 Hamlin Park | 93 Marsh Grass |
| 24 Carriage Hill Landing | 61 Hamlin Plantation | 94 Marsh Harbor |
| 25 Cassina Heights | 62 Hamlins | 95 Marsh Pointe |
| 26 Cassina Plantation | 63 Harbortage Shores | 96 Midtown |
| 27 Center Lake | 64 Harbour Watch | 97 Millwood |
| 28 Chadbury Village | 65 Heritage Village | 98 Molasses Creek |
| 29 Charleston National | 66 Hermitage | 99 Montclair |
| 30 Chelsea Park | 67 Hibben Ferry | 100 Moss Park |
| 31 Commonwealth | 68 Hickory Shadows | 101 Moultrie Heights |
| 32 Cooper Estates | 69 Hidden Cove | 102 Moultrie Park |
| 33 Cooper's Landing | 70 Hidden Lakes | 103 New Parrish Village |
| 34 Coopers Pointe | | 104 Oak Park |
| 35 Copabee Landing | | 105 Oakhaven |
| 36 Copabee View | | 106 Old Georgetown Crossing |
| 37 Cottages at Copabee | | |
| | | 107 Old Village District |
| | | 108 Old Village Landing |
| | | 109 Olde Park |
| | | 110 On The Harbor |
| | | 111 One Belle Hall |
| | | 112 Osceola Heights |
| | | 113 Oyster Point |
| | | 114 Palmetto Hall |
| | | 115 Parish Place |
| | | 116 Park West |
| | | 117 Patriots Province |
| | | 118 Pepper Plantation |
| | | 119 Phillips Manor |
| | | 120 Phillips Park |
| | | 121 Pinckney Farm |
| | | 122 Pinckney Place |
| | | 123 Pirate's Cove |
| | | 124 Planters Place |
| | | 125 Planters Pointe |
| | | 126 Pleasant Pines |
| | | 127 Point Pleasant |
| | | 128 Pointe at Primus |
| | | 129 Porchers Preserve |
| | | 130 Quail Hollow |
| | | 131 Queen's Row |
| | | 132 Ravens Run |
| | | 133 Remington Forest |
| | | 134 Renaissance |
| | | 135 Rice Fields at Bulls Bay |
| | | 136 Rice Planters Pointe |
| | | 137 River Watch |
| | | 138 Rivertown |
| | | 139 Rosemead |
| | | 140 Royal Oaks |
| | | 141 Royal Palms |
| | | 142 Sandpiper Pointe |
| | | 143 Sawyer's Landing |
| | | 144 Scanlonville |
| | | 145 Scotts Creek |
| | | 146 Sea Island Crossing |
| | | 147 Sea Island Hamlet |
| | | 148 Sea Island Crossing |
| | | 149 Seaside Farms |
| | | 150 Sewee Preserve |
| | | 151 Shell Landing |
| | | 152 Shellpoint |
| | | 153 Shem Creek Inn |
| | | 154 Shemwood |
| | | 155 Simmons Pointe |
| | | 156 Six Fifty Six Coleman |
| | | 157 Snee Farm |
| | | 158 Snee Farm Lakes |
| | | 159 Somerset Oaks |
| | | 160 Somerset Point |
| | | 161 Southampton Pointe |
| | | 162 Stratton by the Sound |
| | | 163 Sullivans Pointe |
| | | 164 Sunchaser |
| | | 165 Sweetgrass |
| | | 166 Sweetgrass Village |
| | | 167 The Battery at Park West |
| | | 168 The Enclave at Gregorie Ferry |
| | | 169 The Groves |
| | | 170 The Legends at Mt Pleasant |
| | | 171 The Meridian |
| | | 172 The Oaks Marsh View |
| | | 173 The Village at Caron Oaks |
| | | 174 The Village at Heron Lake |
| | | 175 Tidal Walk |
| | | 176 Tides |
| | | 177 Tupelo |
| | | 178 Ventura Villas |
| | | 179 Village Creek |
| | | 180 Village Oaks |
| | | 181 Village Park |
| | | 182 Wakendaw East |
| | | 183 Wakendaw Lakes |
| | | 184 Wakendaw On The Creek |
| | | 185 Wando East |
| | | 186 Wando Farms |
| | | 187 Wando Lakes |
| | | 188 Warrick Oaks |
| | | 189 Watermark |
| | | 190 Waters Edge |
| | | 191 Waterway Arms |
| | | 192 West Point |
| | | 193 Wexford Park |
| | | 194 White Hall Terrace |
| | | 195 Woodscape |

*This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.

Summerville Subdivisions



- 1 Ashborough East
- 2 Blackberry Creek
- 3 Cane Bay Plantation
- 4 Carnes Crossroads
- 5 Drakesborough
- 6 Felder Creek
- 7 Highwoods Plantation
- 8 Lakes of Summerville
- 9 Legend Oaks Plantation
- 10 Millwood
- 11 Myers Mill
- 12 Nexton
- 13 Pine Forest Country Club
- 14 The Ponds
- 15 Reminisce
- 16 Scotts Mill
- 17 Summer Trace
- 18 Summers Corner
- 19 Sunburst Lakes
- 20 Weatherstone
- 21 White Gables
- 22 Wescott Plantation

**This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.*

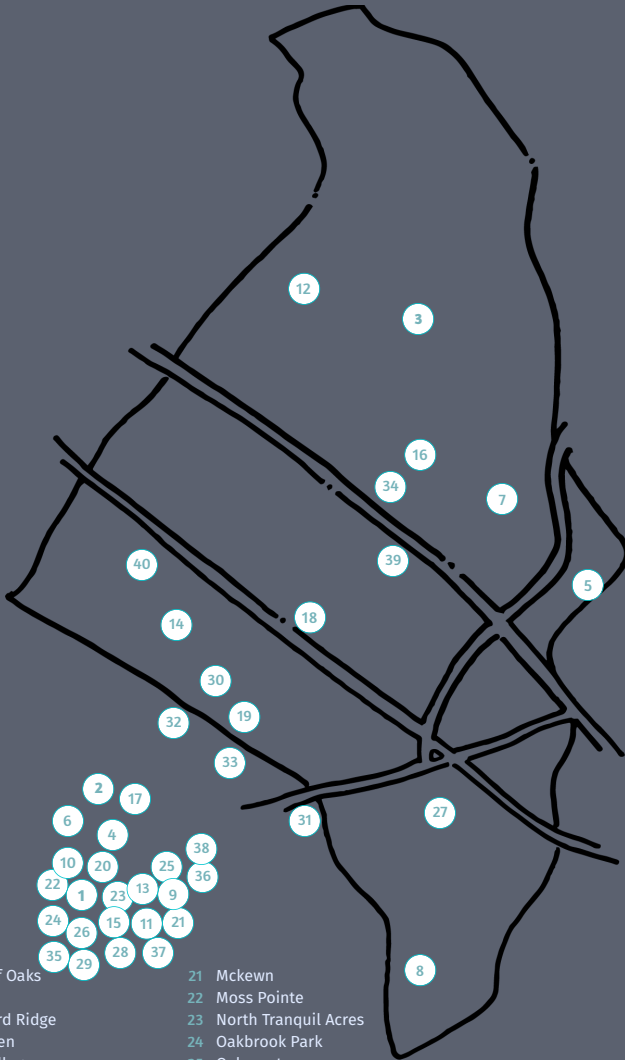
Goose Creek Subdivisions



- | | | |
|----------------------------|------------------------------|-------------------------|
| 1 Bedford Chase | 21 Harbour Lake | 41 Pineview Terrace |
| 2 Beverly Hills | 22 Hearthstone | 42 Planters Walk |
| 3 Boulder Bluff | 23 Holly Court | 43 Quail Hill |
| 4 Braemoor | 24 Indigo Place | 44 Royal Oaks |
| 5 Briarwood | 25 Lakeview Commons | 45 Ryan Creek |
| 6 Brickhope Plantation | 26 Laurel Hill | 46 Sedgefield |
| 7 Bushy Park Terrace | 27 Liberty Hall Plantation | 47 Sophia Landing |
| 8 Camelot Village | 28 Longford Place Plantation | 48 St Charles Place |
| 9 Cokers Commons | 29 Longleaf | 49 St James Estates |
| 10 Cokers Crossing | 30 Medway Landing | 50 Hamlets |
| 11 Colonial Heights | 31 Monarch Plantation | 51 West Greenview Acres |
| 12 Crowfield Plantation | 32 Montague Plantation | 52 Westminster Heights |
| 13 Devon Forest | 33 Montague Pointe | 53 Willowbrook |
| 14 Eldorado | 34 Nello Farms | 54 Woodland Heights |
| 15 Fairfax | 35 Oak Creek | 55 Woodland Lakes |
| 16 Forest Lawn | 36 Oaks Estates | |
| 17 Foxborough | 37 Persimmon Hill | |
| 18 Greenslake Condominiums | 38 Pineland Heights | |
| 19 Greenview Acres | 39 Pineview Acres | |
| 20 Greenwich Hall | 40 Pineview Hills | |

**This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.*

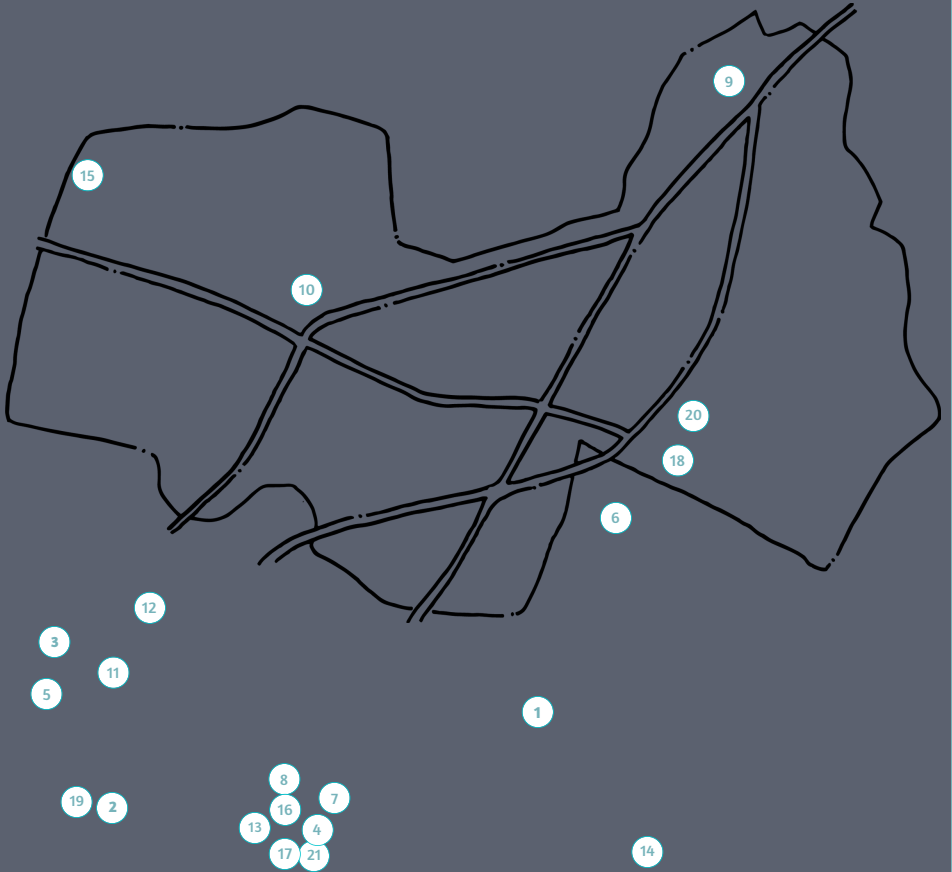
Ladson Subdivisions



- | | |
|------------------------|-----------------------------|
| 1 Avenue Of Oaks | 21 Mckewn |
| 2 Bellwood | 22 Moss Pointe |
| 3 Briddleford Ridge | 23 North Tranquil Acres |
| 4 Brookhaven | 24 Oakbrook Park |
| 5 Caromi Village | 25 Oakmont |
| 6 Chandler Village | 26 Old Fort Estates |
| 7 College Park | 27 Paddock Pointe |
| 8 Coosaw Preserve | 28 Plantation Hills |
| 9 Eagle Run | 29 Plantation Ridge |
| 10 Fairlawn | 30 Ridgewood |
| 11 Grand Oaks Preserve | 31 Spencer Creek Woods |
| 12 Hawthorne Place | 32 Summer Park |
| 13 Heatherwoods | 33 Summerhaven |
| 14 Heaton Place | 34 Tall Pines |
| 15 Honey Ridge Villas | 35 Tranquil Acres |
| 16 Hunters Bend | 36 Tranquil Estates |
| 17 Jamison Terrace | 37 Tranquil Hill Plantation |
| 18 Katony | 38 Wellborn Village |
| 19 Ladson Heights | 39 Woodbridge |
| 20 Limehouse Villas | 40 Woodside Manor |

**This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.*

Moncks Corner Subdivisions



- 1 Berkeley Country Club
- 2 Berkeley Run
- 3 Conifer Hall
- 4 Cypress Grove
- 5 Cypress Ridge
- 6 Fairlawn Barony
- 7 Fairmont South
- 8 Foxbank Plantation
- 9 Hidden Cove
- 10 Mitten Park Terrace
- 11 Moss Grove Plantation
- 12 Oak Hill Plantation
- 13 Oakley Pointe
- 14 Pimlico
- 15 Pinopolis Park At The Lake
- 16 Riverstone
- 17 Spring Grove Plantation
- 18 Sterling Oaks
- 19 Stoney Creek
- 20 Stony Landing
- 21 Strawberry Station

Monks live in Moncks! Visit Mepkin Abbey and their beautiful gardens.



*This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.

N. Charleston Subdivisions



- | | | | |
|------------------------------|--------------------------|------------------------------------|-----------------------------|
| 1 Accabee | 38 Ferndale | 75 Oak Terrace Manor | 112 Wildwood |
| 2 Aichele Terrace | 39 Fireside Lakes | 76 Otranto Club Villas | 113 Windsor Hill Plantation |
| 3 Amberwood | 40 Forest Hills | 77 Palmetto Gardens | 114 Windsor Place |
| 4 Applan Landing | 41 Glyn Terrace | 78 Palmetto Plantation | 115 Woodhill Place |
| 5 Applan Place | 42 Green Bay Meadows | 79 Park Circle | 116 Woodington |
| 6 Ashley Heights | 43 Green Grove | 80 Park Hill Place | 117 Woodlee |
| 7 Ashley River Commons | 44 Happy Hill | 81 Pepperhill | 118 |
| 8 Ashley Villas | 45 Highland Terrace | 82 Pepperidge | 119 |
| 9 Baker Plantation | 46 Hollow Oaks | 83 Red Oak | |
| 10 Baker Townhouses | 47 Home Park | 84 Regency Square | |
| 11 Brookdale | 48 Horizon Village | 85 Reverie On The Ashley | |
| 12 Buck Run At Deer Park | 49 Hunley Waters | 86 Runnymede Farm | |
| 13 Buckfield | 50 Indigo Fields | 87 Russelldale | |
| 14 Cameron Terrace | 51 Indigo Palms | 88 Salamander Creek | |
| 15 Cardinal Heights | 52 Jenkins Terrace | 89 Shadow Heights | |
| 16 Cedar Grove | 53 Jericho On The Ashley | 90 Singing Pines | |
| 17 Charleston Farms | 54 Joppa Way | 91 Stratton Capers | |
| 18 Charleston Park | 55 Lake Palmetto | 92 Summerfield | |
| 19 Cherokee Place | 56 Lakes At Northwoods | 93 Summers Bend On The Ashley | |
| 20 Chicora Place | 57 Liberty Heights | 94 Taylor Plantation | |
| 21 College Heights | 58 Liberty Hill | 95 The Cedars | |
| 22 Collins Park Villas | 59 Liberty Park | 96 The Lakes | |
| 23 Colonial Heights | 60 Live Oaks At Sumner | 97 The Park At Rivers Edge | |
| 24 Colony North | 61 Marsh Hall | 98 The Riverway At Aichele Terrace | |
| 25 Coosaw Commons | 62 Marshside | 99 Union Heights | |
| 26 Coosaw Creek Country Club | 63 Midland Park | 100 University Park | |
| 27 Courtland Square | 64 Mixson | 101 Victory Park | |
| 28 Covington Point | 65 Morningside | 102 Village Villas | |
| 29 Crossgate | 66 Nafair | 103 Vista Park | |
| 30 Deer Park | 67 Northpointe | 104 Vistiana | |
| 31 Deer Wood | 68 Northwoods Estates | 105 Wando Woods | |
| 32 Deerwood Heights | 69 Northwoods Pointe | 106 Waylyn | |
| 33 Dorchester Manor | 70 Northwoods Villas | 107 Wescott Plantation | |
| 34 Dorchester Terrace | 71 Oak Bluff | 108 West Cameron Terrace | |
| 35 Edgewood | 72 Oak Grove | 109 Whipper Barony | |
| 36 Elms Of Charleston | 73 Oak Leaf Estates | 110 Whitehall | |
| 37 Evanston Estates | 74 Oak Ridge Estates | 111 Whitfield On The Ashley | |

*This diagram is meant to reference general locations and is not intended for accurate navigation. Please consult a map or GPS if travelling to a destination.

5 House-Hunting Mistakes to Avoid

1. Not Getting With a Lender First

This is the #1 rule when house hunting. A buyer needs to know that they are qualified and a seller is not going to look at an offer without a pre-approval letter. If there are multiple offers, there may not be time to get with the lender and compete with other offers.

2. Hiring the Wrong Agent

A buyer needs to take the time to hire the right agent. Having an agent with local knowledge and experience is key.

3. Making the House "Fit"

A buyer usually has a list of wants and needs. It's easy to get frustrated when the right home hasn't come along yet. I will see buyers trying to make something fit as their stress levels rise. My best advice is to wait for the right house. You don't want to make such an important purchase, only to regret it once you're in the home and realize things aren't working for you.

4. Overlooking Location Issues

Don't overlook location. A classic example is a busy street. A buyer may not realize the amount of traffic they will see if they are unfamiliar with the location, but their agent should be knowledgeable on this. Busy streets can be a problem for kids and pets, and will also be an issue when it's time to sell. Listen to the advice of your agent.

5. Getting Hung Up on Looks

Buyers often get hung up on cosmetics and find it hard to see past them. Paint colors are a big hurdle for some. Though most people don't enjoy painting, it's a cheap way to transform the space and gives instant gratification.



For my complete guide to choosing a Charleston real estate agent - scan the code on the left!



Dream Home Score Sheet

Place a score between 1-10 in the orange box for each feature

Address: _____

#	Feature	Notes
	Subdivision	
	Asking Price	
	Square Footage	
	Exterior	
	Style	
	Number of Floors	
	Parking	
	Kitchen	
	Dining Room	
	Living Room	
	Bedrooms	
	Baths	
	Other Rooms	
	Yard	
	Improvement Needed	
	School District	

	Additional Notes	

Total Score (Add up all features)

Dream Home Score Sheet

Place a score between 1-10 in the orange box for each feature

Address: _____

#	Feature	Notes
	Subdivision	
	Asking Price	
	Square Footage	
	Exterior	
	Style	
	Number of Floors	
	Parking	
	Kitchen	
	Dining Room	
	Living Room	
	Bedrooms	
	Baths	
	Other Rooms	
	Yard	
	Improvement Needed	
	School District	

	Additional Notes	

Total Score (Add up all features)

Dream Home Score Sheet

Place a score between 1-10 in the orange box for each feature

Address: _____

#	Feature	Notes
	Subdivision	
	Asking Price	
	Square Footage	
	Exterior	
	Style	
	Number of Floors	
	Parking	
	Kitchen	
	Dining Room	
	Living Room	
	Bedrooms	
	Baths	
	Other Rooms	
	Yard	
	Improvement Needed	
	School District	

	Additional Notes	

Total Score (Add up all features)

Dream Home Score Sheet

Place a score between 1-10 in the orange box for each feature

Address: _____

#	Feature	Notes
	Subdivision	
	Asking Price	
	Square Footage	
	Exterior	
	Style	
	Number of Floors	
	Parking	
	Kitchen	
	Dining Room	
	Living Room	
	Bedrooms	
	Baths	
	Other Rooms	
	Yard	
	Improvement Needed	
	School District	

	Additional Notes	

Total Score (Add up all features)

Dream Home Score Sheet

Place a score between 1-10 in the orange box for each feature

Address: _____

#	Feature	Notes
	Subdivision	
	Asking Price	
	Square Footage	
	Exterior	
	Style	
	Number of Floors	
	Parking	
	Kitchen	
	Dining Room	
	Living Room	
	Bedrooms	
	Baths	
	Other Rooms	
	Yard	
	Improvement Needed	
	School District	

	Additional Notes	

Total Score (Add up all features)



Ashley the Realtor's®

Home Affordability Chart

Amount Borrowed	\$2,245.22	\$2,273.23	\$2,301.41	\$2,329.79	\$2,358.34	\$2,387.08	\$2,415.99	\$2,444.36	\$2,503.80	\$2,533.43
\$500,000	\$2,245.22	\$2,273.23	\$2,301.41	\$2,329.79	\$2,358.34	\$2,387.08	\$2,415.99	\$2,444.36	\$2,503.80	\$2,533.43
\$490,000	\$2,200.32	\$2,227.76	\$2,255.39	\$2,283.19	\$2,311.17	\$2,339.33	\$2,367.67	\$2,396.18	\$2,453.73	\$2,482.76
\$480,000	\$2,155.41	\$2,182.30	\$2,209.36	\$2,236.60	\$2,264.01	\$2,291.59	\$2,319.35	\$2,347.28	\$2,403.65	\$2,432.09
\$470,000	\$2,110.51	\$2,136.83	\$2,163.33	\$2,190.00	\$2,216.84	\$2,243.85	\$2,271.03	\$2,298.38	\$2,325.90	\$2,381.42
\$460,000	\$2,065.61	\$2,091.37	\$2,117.30	\$2,143.40	\$2,169.67	\$2,196.11	\$2,222.71	\$2,249.48	\$2,276.41	\$2,330.75
\$450,000	\$2,020.70	\$2,045.90	\$2,071.27	\$2,096.81	\$2,122.51	\$2,148.37	\$2,174.39	\$2,200.58	\$2,253.42	\$2,280.08
\$440,000	\$1,975.80	\$2,000.44	\$2,025.25	\$2,050.21	\$2,075.34	\$2,100.63	\$2,126.18	\$2,151.68	\$2,203.35	\$2,229.47
\$430,000	\$1,930.89	\$1,954.98	\$1,979.22	\$2,003.62	\$2,028.17	\$2,052.89	\$2,077.75	\$2,102.77	\$2,153.27	\$2,178.75
\$420,000	\$1,885.99	\$1,909.51	\$1,933.19	\$1,957.02	\$1,981.01	\$2,005.14	\$2,029.43	\$2,053.87	\$2,103.20	\$2,128.08
\$410,000	\$1,841.08	\$1,864.05	\$1,887.16	\$1,910.43	\$1,933.84	\$1,957.40	\$1,981.11	\$2,004.97	\$2,053.12	\$2,077.41
\$400,000	\$1,796.18	\$1,818.58	\$1,841.13	\$1,863.83	\$1,886.67	\$1,909.66	\$1,932.79	\$1,956.07	\$2,003.04	\$2,026.74
\$390,000	\$1,751.27	\$1,773.12	\$1,795.10	\$1,817.23	\$1,839.51	\$1,861.92	\$1,884.47	\$1,907.17	\$1,952.97	\$1,976.07
\$380,000	\$1,706.37	\$1,727.65	\$1,749.08	\$1,770.64	\$1,792.34	\$1,814.18	\$1,836.15	\$1,858.27	\$1,880.51	\$1,925.40
\$370,000	\$1,661.47	\$1,682.19	\$1,703.05	\$1,724.04	\$1,745.17	\$1,766.44	\$1,787.83	\$1,809.36	\$1,831.02	\$1,852.82
\$360,000	\$1,616.56	\$1,636.72	\$1,657.02	\$1,677.45	\$1,698.01	\$1,718.70	\$1,739.51	\$1,760.46	\$1,781.54	\$1,802.74
\$350,000	\$1,571.66	\$1,591.26	\$1,610.99	\$1,630.85	\$1,650.84	\$1,670.95	\$1,691.19	\$1,711.56	\$1,732.05	\$1,752.66
\$340,000	\$1,526.75	\$1,545.79	\$1,564.96	\$1,584.25	\$1,603.67	\$1,623.21	\$1,642.87	\$1,662.66	\$1,682.56	\$1,702.59
\$330,000	\$1,481.85	\$1,500.33	\$1,518.93	\$1,537.66	\$1,556.51	\$1,575.47	\$1,594.55	\$1,613.76	\$1,633.08	\$1,652.51
\$320,000	\$1,436.94	\$1,454.87	\$1,472.91	\$1,491.06	\$1,509.34	\$1,527.73	\$1,546.23	\$1,564.85	\$1,583.59	\$1,602.43
\$310,000	\$1,392.04	\$1,409.40	\$1,426.88	\$1,444.47	\$1,462.17	\$1,479.99	\$1,497.91	\$1,515.95	\$1,534.10	\$1,552.36
\$300,000	\$1,347.13	\$1,363.94	\$1,380.85	\$1,397.87	\$1,415.00	\$1,432.25	\$1,449.60	\$1,467.05	\$1,484.61	\$1,502.28
\$290,000	\$1,302.23	\$1,318.47	\$1,334.82	\$1,351.28	\$1,367.84	\$1,384.50	\$1,401.28	\$1,418.15	\$1,435.13	\$1,469.39
\$280,000	\$1,257.33	\$1,273.01	\$1,288.79	\$1,304.68	\$1,320.67	\$1,336.76	\$1,352.96	\$1,369.24	\$1,385.64	\$1,418.72
\$270,000	\$1,212.42	\$1,227.54	\$1,242.76	\$1,258.08	\$1,273.50	\$1,289.02	\$1,304.64	\$1,320.35	\$1,336.15	\$1,368.05
\$260,000	\$1,167.52	\$1,182.08	\$1,196.74	\$1,211.49	\$1,226.34	\$1,241.28	\$1,256.32	\$1,271.44	\$1,286.67	\$1,317.38
\$250,000	\$1,122.61	\$1,136.61	\$1,150.71	\$1,164.89	\$1,179.17	\$1,193.54	\$1,208.00	\$1,222.54	\$1,237.18	\$1,266.71
\$240,000	\$1,077.71	\$1,091.15	\$1,104.68	\$1,118.30	\$1,132.00	\$1,145.80	\$1,159.68	\$1,173.64	\$1,187.69	\$1,201.83
\$230,000	\$1,032.80	\$1,045.68	\$1,058.65	\$1,071.70	\$1,084.84	\$1,098.06	\$1,111.36	\$1,124.74	\$1,138.20	\$1,151.75
%APR	3.5%	3.6%	3.7%	3.8%	3.9%	4.0%	4.1%	4.2%	4.3%	4.4%
										4.5%

How Much Home Can You Afford?

Match the row of the amount you're borrowing with the column that has your APR.

The location where they intersect would be your estimated monthly payment.

Do You Currently Rent?

Locate the closest amount to what you currently pay in rent.

Explore how much home you could afford with various APRs.

Now, Scan This With Your Phone:



Download the app and start looking for your new home!



Ashley the Realtor's®

✓ Moving Timeline Checklist

The process of moving will always be more time consuming than you think, and nothing will make your move more stressful than running out of time. Use this timeline to stay on track from 7 weeks out, until 24 hours before.

7 WEEKS BEFORE

RESEARCH YOUR NEW COMMUNITY

Unless you're moving within the same neighborhood, crossing any sort of state, county, or township line means that you're subject to different taxes, laws, and rules. Avoid surprises by being very prepared.

CALCULATE YOUR MOVING COSTS

This should include supplies (boxes, tape, other packing essentials), on-the-road-expenses (gas, tools, hotels, etc.), storage (in case there is a lag time between move out and move in), and moving trucks or movers. Check out Unpackt.com for a guide on calculating moving costs.

TRANSFER SCHOOL RECORDS

If you're switching schools, have kids' school records transferred to their new school.

RESEARCH MOVING OPTIONS

Review companies and options that you have to help with your move (professional movers or truck rentals).

CREATE A HOME INVENTORY

Make a list of all belongings as you pack, room by room. Add photos to supplement the inventory.

CREATE A MOVING BINDER

Gather all moving quotes, contracts, and receipts (many moving expenses can be tax deductible, so keep this around during tax time).

GATHER FREE MOVING MATERIALS

Start collecting boxes from grocery stores, liquor stores, friends/family, or services like freecycle.org. The earlier you start, the more money you will save.

6 WEEKS BEFORE

KEEP, SELL, DONATE, OR TOSS

Having trouble letting go? Keep in mind that items you sell can make you money, items you donate can equal tax deductions, and less stuff means less money and less work.

CUT BACK ON SHOPPING

Clean out your refrigerator and freezers. Use up supplies, paper goods, etc.

SCHEDULE YOUR MOVE

Choose your moving company, or reserve your rental truck.

PURCHASE MOVING MATERIALS

Gather any extra items you will need, like specialty boxes.

CREATE A MOVING KEY

Using a color-coded labeling system when packing your boxes will make sorting, moving, and unpacking much easier.

PACKING PART I

Reorganize and pack what isn't in use, and store these items in basements, attics, and storage units.

5 WEEKS BEFORE

MAKE SURE YOUR BELONGINGS ARE COVERED

Check with your insurance company to ensure in-transit belongings are covered. Bring a home inventory for reference and any agreements you've made with movers or truck rentals.

COMMUNICATE

Start making others aware of your move early, so you don't forget anyone.

SCHEDULE CLEANERS

You'll want them for after move out day, and before move in day.

PACKING PART II

Valuables, jewelry, paperwork, and other important items or documents should be gathered early, and kept with you during the move.

PACKING PART III

Pack all nonessentials, like decorations and artwork, books, specialty appliances, and out-of-season clothing.

CONTINUED ON NEXT PAGE





Ashley the Realtor's®

✓ Moving Timeline Checklist

The process of moving will always be more time consuming than you think, and nothing will make your move more stressful than running out of time. Use this timeline to stay on track from 7 weeks out, until 24 hours before.

4 WEEKS BEFORE

□ HANDLE MEDICAL NEEDS

If you're switching doctors, schedule premove checkups to gather scripts, and transfer family records.

□ TRANSFER PET RECORDS

If you're switching vets, schedule a premove checkup to gather scripts, and transfer pet records.

□ CANCEL MEMBERSHIPS

Start with places like gyms that often have long-term cancellation policies.

□ CHANGE YOUR ADDRESS

It is best to start this process early. It takes more than signing up for forward mail service with the post office. For a full list of essential to-dos when changing your address, check out

□ PACKING PART IV

Double check your labeling system with what you've done so far, and continue packing your nonessentials.

3 WEEKS BEFORE

□ HANDLE UTILITIES

Schedule cancellations, transfer services, or start dates for new utilities. Do this early to allow for premove repairs and other services.

□ NEW HOME LOCKS

Purchase locks for your new home, and arrange for a locksmith.

□ ARRANGE FOR CHILD AND/OR PET CARE

It's always best to keep kids and pets out of the moving day chaos.

□ PLAN YOUR TRIP

Book hotels, transportation, and plan stops for long distance moves.

□ START SAYING GOOD BYES

Do this early so you're certain you don't miss anyone.

□ REQUEST TIME OFF WORK

At least one day off of work is needed, unless you're moving on a weekend.

2 WEEKS BEFORE

□ PLAN A WEEK 1 BOX AND TRAVEL BAG

Sort these items now to ensure they are not packed away.

»» A week 1 box includes items that you'll need during your first week. A travel bag includes enough clothing for however long you might be without your belongings, plus toiletries, medications, etc.

□ RETURN BORROWED ITEMS

Return library books and items borrow from neighbors, friends, and family.

□ DISPOSE OF HAZARDOUS MATERIALS

Empty and dispose of materials, such as gasoline or propane, often found in household or lawn equipment.

CHANGE STATE DOCUMENTS

If you're moving to a new state, make a plan for switching auto registrations, driver's licenses, and passports.

1 WEEK BEFORE

□ FINISH PACKING AND SEALING

Waiting until now to seal most boxes will help you avoid unpacking boxes.

□ ROAD TRIP PREP

Gather needed maps, medications, food supplies, and children necessities.

□ TRAVEL SAFELY WITH PETS

Gather food, medications, and familiar toys or a blanket. Keep as many of your pet's belongings with you during the move as possible.

FINAL 24 HOURS

□ LARGE ITEMS

Defrost, dry, and clean your refrigerator. Disconnect and prepare major appliances.

□ BACK UP ALL COMPUTERS

A lot can happen during travel and transport. Backing up computers will ensure your digital paperwork, work, photos, etc. are safe.

□ CAPTURE THE MOMENT

Don't forget to take a few family photos in front of your old home.



Ashley the Realtor's®

Home Maintenance Guide

Enjoy each season knowing your home is in tip-top shape! Use this guide to organize and plan your home maintenance chores.



SPRING

- Check the attic and basement for cracks that could have allowed water to seep in. (This is especially important after a wet winter.)
- Remove furniture, and deep clean carpets and floors.
- Clean ceiling fans, and give all rooms a thorough dusting.
- Look for overgrown tree roots that could damage foundations, driveways, and walkways.
- Have HVAC systems serviced.
- Check outdoor vents for debris.
- Clear gutters and downspouts.



SUMMER

- Repair cracks in sidewalks, driveways, or steps.
- Trim tree branches and shrubs.
- Prepare irrigation system to water the lawn in dry months.
- Power wash siding, deck, driveway, and windows.
- Repair deck, and re-stain.
- Replace any loose or damaged shingles.
- Change air filters in HVAC system.
- Test smoke alarms, carbon monoxide detectors, and fire extinguishers.



FALL

- Check dryer hoses, and change out filters and lint traps.
- Flush your hot water heater by draining water completely to remove sediment.
- Have chimney inspected and cleaned.
- Check for cracks around external doors and windows, and repair where necessary.
- Check outdoor vents for debris.
- Have HVAC systems serviced.
- Store patio or lawn furniture, and organize garage or storage sheds.



WINTER

- ❄️ Caulk sink, toilet, and bathtub, and reseal tile grout.
- ❄️ Wipe down baseboards and doors, and touch up peeling paint where necessary.
- ❄️ Clean windows, and wipe down windowsills.
- ❄️ Organize closets and drawers, and donate used or unwanted items.
- ❄️ Change air filters in HVAC system.
- ❄️ Test smoke alarms, carbon monoxide detectors, and fire extinguishers.
- ❄️ Activate sump pump by dumping a bucket of water in the basin.



About Ashley

Realtor® Ashley Melton has over 16 years of experience in the Charleston area real estate market. As an active member of the Lowcountry community, Ashley has spent countless hours enjoying events and exploring the outdoors in and around the Charleston metro area becoming an expert in the surrounding neighborhoods and what they have to offer. She enjoys assisting first-time home buyers and seasoned home owners alike throughout the process of purchasing a home. Likewise, as a listing agent, she's equally versed in current trends in the housing market and provides superior marketing of her clients listings to ensure their home sells quickly while receiving the best possible offer.

In her spare time, Ashley enjoys hunting for shark teeth in her secret spots around the Lowcountry, navigating the area waters by boat and beach and enjoys gardening and cooking. She loves to read and is active in a local book club and has volunteered as a mentor at Murry Lasaine and The James Island Senior Center.

Get in Touch

Ashley.Melton@AgentOwned.com

843-670-2333

CharlestonPalmettoHomes.com