

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

**Historic features on next page**

## HISTORIC FEATURES

*(Listed on the nationalregisterofhistoricplaces)*

### HUNTING LODGE C. 1910

- 1,761 squarefeet
- Two-story
- Four bedrooms
- HVAC
- Rock fi replace in gathering room
- Fireplaces with antique mantels in two of the bedrooms
- Full bath and half bath off fi rst-fl oor bedrooms
- Second fl oor: 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 *(withworking tools)*

### HEYWARD HOUSE C. 1858

- Restoredin theeearly2000'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 fi replaces
- Furnished with antiques

### HUGAR'S HOME C. 1857

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

### ADDITIONAL HISTORICAL STRUCTURES

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

MLS #4122309

# 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 Bobèches  
Crystal Beaded Swags  
Antique Wrought Iron Gate Medallion
- Second Story Arched Transom Window
- Antique Five Candle Brass Wall Scones
- 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 on next page

## 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 Scones
- 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 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

# 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