

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 WATREE 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 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 (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 fi replaces
- 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 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

- OldCarolina 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 TrimWork
- 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

- Wallof GlassPanel 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-InBench and MahoganyHall 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 andPrimary
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

- HandcraftedCrown 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 GasSix-BurnerCooktopwithExhaust 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

- LargeBay 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 QuartzTop 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

- BrickGas 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

- AccentColumns
- 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 CypressTongue and Groove
- Cypress Coffered Ceiling
- Plantation Shutters
- Built-In Gun Cabinet

MAIN FLOOR TV/ENTERTAINMENT ROOM

- GlassFrench 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

- TrayCeiling
- 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 StoneTile 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

- TileFloor
- 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