

Southern ·  · Dreams

LUXURY VACATION RENTALS



Tenant Handbook

Your Complete Guide
to Living & Investing in
Columbia, South Carolina.



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Chapter 1

Welcome

Welcome to “Discovering Columbia, SC: A Complete Guide to Living, Investing, and Thriving with Southern Dreams Realty.” Whether you are a homeowner, renter, student, investor, or vacationer, this e-book was designed with you in mind. Columbia, South Carolina, offers a perfect blend of Southern charm, vibrant urban life, and outdoor adventures, and we are excited to help you explore everything it has to offer. In these pages, you’ll find valuable insights about the local real estate market, investment opportunities, and great tips for maintaining your home—whether you rent it or own it. Consider this guide your companion in navigating the best Columbia has to offer.

Our mission at Southern Dreams Realty is to make real estate simple and stress-free. Throughout this e-book, you’ll discover helpful advice on how to care for your property, whether you’re renting, buying, or managing it as an investment. We’ll cover a variety of topics, from understanding different neighborhoods in Columbia to investing in student housing near USC and enjoying the tranquil lifestyle on Lake Murray. With our 18 years of experience, we aim to provide expertise and guidance at every step, ensuring you feel prepared, informed, and confident. You’ll also find insider tips about local attractions, events, restaurants, bars, and annual festivals—all of which make Columbia such a fantastic place to call home.

Southern Dreams Realty is honored to partner with you on your real estate journey. We hope that by the end of this e-book, you’ll not only be well-informed about Columbia and its opportunities but also inspired to take action and reach your property goals. Whether you plan to buy, rent, sell, invest, or vacation, we are here to support you every step of the way.



From exploring the market’s potential to helping you find trusted vendors and managing property efficiently, this guide is packed with actionable advice and local insights. Let’s begin your journey into the heart of Columbia, SC, where possibilities are endless, and dreams become reality



Chapter 2:

About Us

At Southern Dreams Realty, we believe in making real estate simple, stress-free, and rewarding. With over 18 years of experience serving the Columbia, SC area, we specialize in helping clients buy, sell, rent, and manage properties with ease and confidence. Our mission is to provide individualized care for every client, ensuring that whether you are purchasing your first home, renting a vacation property, or managing a real estate investment, the process is smooth and enjoyable.

Southern Dreams Realty offers a comprehensive range of services, including:

Property Management

Professional management for both long-term residential rentals and short-term vacation homes.

Home Buying and Selling

Expert guidance through the buying or selling process, from market analysis to closing.

Vacation Rentals

Curating unforgettable experiences for travelers looking to explore Columbia, Lake Murray, and surrounding areas.

Real Estate Investment Support

Strategic advice and management services for investors looking to capitalize on Columbia's growing market.

Our approach goes beyond real estate transactions—we build relationships that last. We combine local expertise, creativity, and professionalism to help our clients achieve their dreams and maximize their property's potential. Whether you are renting out your property, looking for a new home, or investing in Columbia's market, Southern Dreams Realty is committed to providing personalized solutions.



To learn more about our services or discuss your real estate needs, reach out to us today

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Let us help you turn your dreams into reality—one home, one rental, and one investment at a time

Chapter 3:

Columbia, SC Living

Columbia, affectionately called “The Capital of Southern Hospitality,” offers a unique blend of urban energy and Southern charm. As South Carolina's capital city, it boasts a thriving economy, rich history, and beautiful parks.

Population

136,000

Average Home Price

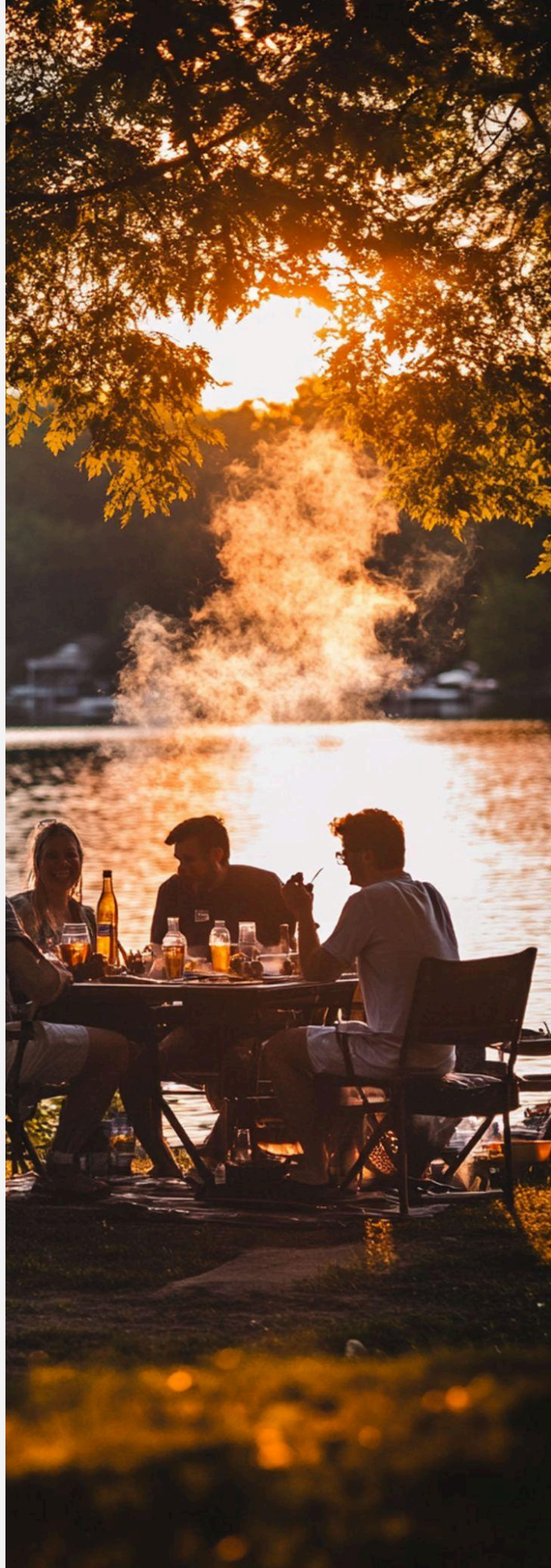
\$275,000

Popular Neighborhoods

Downtown, Forest Acres, Shandon & The Vista

With warm summers and mild winters, Columbia's climate makes outdoor activities a year-round pleasure. Plus, living here means easy access to art galleries, music festivals, and scenic riverside parks. Whether you're relocating for work, school, or retirement, Columbia welcomes you!

Welcome to Columbia, South Carolina—a place where Southern charm, rich history, and modern living come together. As the state capital, Columbia is a hub of economic activity, culture, and education, offering residents and visitors an inviting community filled with opportunity. With its diverse neighborhoods, affordable housing, and vibrant lifestyle, Columbia caters to everyone—whether you're a family looking for great schools, a professional seeking new opportunities, or a student attending the University of South Carolina.



Living in Columbia offers a variety of housing options, including historic homes in Shandon, urban apartments in The Vista, and family friendly neighborhoods in Lexington and Irmo. Lake Murray, just minutes away, provides waterfront living with access to fishing, boating, and outdoor recreation. Columbia's affordable housing market means that you can find everything from cozy starter homes to luxurious lakeside properties at competitive prices. With mild winters and hot summers, residents enjoy outdoor activities year-round, including kayaking along the Three Rivers Greenway, hiking in Congaree National Park, and attending local festivals and events.

Columbia is more than just a place to live—it's a community full of excitement and discovery. The downtown area offers a thriving arts scene with museums, galleries, and live performances, as well as boutiques, restaurants, and cafes in The Vista. Families enjoy trips to the Riverbanks Zoo & Garden



and exploring the city's many parks. Sports fans can cheer on the USC Gamecocks or enjoy minor league baseball with the Columbia Fireflies. The city also boasts a growing job market with major employers like the University of South Carolina, Prisma Health, and Fort Jackson, providing career opportunities in education, healthcare, and

government sectors. Whether you are looking to relocate, invest, or just visit, Columbia, SC, offers something for everyone.



Living in Columbia means access to vibrant culture, great schools, and recreational opportunities—all with a friendly, small-town feel. Its affordable cost of living, diverse housing options, and sense of community make it a top choice for families, young professionals, students, and retirees alike. If you are looking for a place where opportunity and hospitality abound, Columbia is ready to welcome you home. Let Southern Dreams Realty help you find your perfect place in this beautiful city, where life is as exciting as it is comfortable.



Chapter 4:

Caring for Your Home

Maintaining your home—whether you are a renter or a homeowner—is essential to preserving its condition, comfort, and safety. Consistent upkeep helps prevent costly repairs, ensures energy efficiency, and keeps your home running smoothly. This chapter offers practical advice and a comprehensive checklist that both tenants and homeowners can use to care for their property year-round. We've organized tasks based on shared responsibilities between renters and owners, as well as specific items that only homeowners need to address. Use this chapter as a go-to reference for routine maintenance and seasonal preparations.

General Maintenance Checklist

(For Renters and Homeowners - T = Tenant, H = Homeowner) This checklist covers tasks everyone should perform regularly to ensure the property stays in top shape:

Monthly Tasks

1. Change HVAC filters (T, H): Replace filters every 1–3 months to ensure air quality and system efficiency.
2. Clean range hood filters (T, H): Remove grease and odor buildup.
3. Run dishwasher cleaning cycles (T, H): Use vinegar to eliminate residue.
4. Clean garbage disposal (T, H): Run it weekly, even if unused, to prevent rusting.
5. Check light bulbs, replace as needed (T, H).
6. Monitor sinks & drains (T, H): Use strainers to prevent clogs and clean drains regularly.
7. Clean appliances (T, H): Wipe the fridge, stovetop, and oven to prevent buildup.



Quarterly Tasks

1. Inspect for leaks under sinks and around plumbing (T).
2. Schedule pest control services (T, H) to prevent infestations.
3. Inspect refrigerator coils and clean to improve efficiency (T, H).
4. Check vents and air circulation (T, H): Ensure they are unobstructed.

Biannual Tasks

1. Pressure wash the exterior of the home (T, H) to remove dirt and grime.
2. Deep clean carpets (T, H) to maintain appearance and hygiene.
3. Inspect gutters and remove debris (T, H) to prevent water damage.
4. Refresh mulch or pine straw in landscaping beds (T, H).
5. Change smoke detector and CO2 detector batteries during daylight savings (T, H).

Annual Tasks

1. Replace dead plants and sod (T, H) to keep the landscape looking fresh.
2. Touch-up paint as needed (H).
3. Inspect and pump septic systems (H).

Specific Tasks for Homeowners Only

As a homeowner, there are additional tasks that go beyond tenant responsibilities:

1. Schedule quarterly HVAC maintenance to keep the system running efficiently.
2. Repair small leaks immediately to prevent mold and costly water damage.
3. Pump septic tanks annually to avoid overflow and costly repairs.
4. Perform annual roof inspections to ensure no leaks or damage.



Seasonal Home Care: Prepare for Winter

Winter brings unique challenges, so it's important to take precautions to avoid damage from freezing temperatures. Use this checklist to prepare your home:

1. Keep your thermostat set to at least 55°F, even when away.
2. Use space heaters safely, keeping them away from flammable materials and never leaving them unattended.
3. Set faucets to drip slightly** to prevent freezing pipes.
4. Open cabinet doors under sinks to allow warm air to circulate around pipes.
5. Insulate exposed pipes in unheated areas, such as basements, attics, and garages.



6. Disconnect (drain) garden hoses and turn off outdoor faucets to avoid frozen pipes.
7. Close curtains or blinds at night to retain heat and reduce energy costs.
8. Seal gaps and cracks around doors and windows to keep cold air out.
9. Use salt or sand to improve traction on icy walkways and driveways.
10. Keep the fireplace damper closed when not in use to prevent heat loss.



For severe weather, it's important to:

1. Test smoke and carbon monoxide detectors to ensure they work properly.
2. Keep an emergency kit with flashlights, batteries, blankets, water & canned food.
3. Have a power outage plan with key emergency contacts and maintenance providers.
4. Report frozen pipes or heating issues immediately to the property manager (T) or technician (H).

Thermostat Settings - Max Efficiency

Proper thermostat settings are essential for energy efficiency and comfort:

1. Summer: Set the thermostat to 78°F when at home and 85°F when away.
2. Winter: Set the thermostat to 68°F when home and lower it when away to save.
3. Note: Air conditioners can only cool the home about 10°F below the outside temperature, so avoid overworking the system on especially hot days.

Avoiding Clogs & Plumbing Issues

Plumbing issues can be disruptive, so it's important to prevent them before they occur:

1. Avoid flushing anything other than toilet paper to prevent clogs (T, H).
2. Use drain strainers to catch food particles, hair in sinks & showers (T, H).
3. Treat septic systems monthly (T, H) to avoid backups & schedule annual pumping (H).

Why Routine Maintenance Matters

Routine home maintenance helps avoid unexpected repairs and ensures your living environment remains comfortable, efficient, and safe. Whether you're a tenant reporting issues promptly or a homeowner addressing repairs, proactive care saves time and money in the long run. At Southern Dreams Realty, we believe that well-maintained properties create happier residents and protect your investment. Use this chapter as a checklist to stay on top of home care, ensuring your property remains a place of comfort and security year-round.



Chapter 5:

Welcome to Columbia, SC – Your New Home Awaits!

If you're new to Columbia, South Carolina, you've arrived in a vibrant, dynamic community that offers a perfect blend of Southern charm, modern amenities, and outdoor adventure. Known for its rich history, thriving arts scene, and scenic natural beauty, Columbia is an inviting place to live, work, and play. Whether you're looking for an urban lifestyle in downtown Columbia, family-friendly neighborhoods in Lexington or Irmo, or lakeside living on Lake Murray, you'll find a variety of housing options that fit your needs and lifestyle. In this chapter, we provide an overview of what you need to know to settle into your new home and make the most of life in Columbia.

Housing Options in Columbia, SC

Columbia offers a diverse range of housing options to fit every lifestyle, whether you're looking to rent or buy.

Single-Family Homes:

Located throughout Columbia's suburban areas like Forest Acres and Irmo, ideal for families.

Townhomes and Condos:

Found in The Vista and Shandon areas, providing a modern, low-maintenance lifestyle.

Apartments

The Five Points area offers rentals popular with students, while downtown Columbia caters to professionals with sleek apartments.

Lakefront Living

Homes along Lake Murray offer a scenic, laid-back lifestyle perfect for water enthusiasts.

Whether you want to purchase a home or rent an apartment, Columbia's affordable market makes it easy to find a place that fits your budget.

Getting Around Columbia



Columbia's transportation system makes it easy to explore the area:

Public Transit

The COMET bus system connects key parts of the city. USC students ride free with their university ID.

Cycling

Columbia is becoming more bike-friendly with trails like the Three Rivers Greenway. Driving Parking downtown is available but can fill up quickly—especially during events or Gamecock football games.

Neighborhood Highlights



Downtown Columbia

Enjoy urban living surrounded by art galleries, cafes, and restaurants in The Vista. The area offers easy access to Riverfront Park and USC.

Shandon & Five Points

Shandon offers tree-lined streets and historic homes, while nearby Five Points is a lively hub for shopping and nightlife.

Lexington and Irmo

These suburban areas are popular with families due to their top-rated schools and access to Lake Murray. Lexington offers a blend of small-town charm and modern amenities, while Irmo provides easy access to outdoor activities.

Moving to Columbia - What to Know

Weather

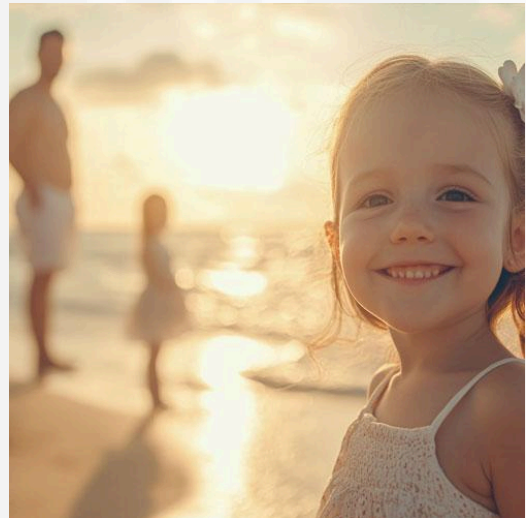
Summers are hot and humid, with temperatures reaching 90°F and above. Winters are mild, with temperatures rarely dropping below freezing.

Utilities and Services

Most neighborhoods rely on Dominion Energy for electricity. Water and sewer services are managed by the City of Columbia or regional utilities like Lexington County.

Local Schools and Universities:

Richland One and Richland Two School Districts serve Columbia, while Lexington Districts 1 and 5 cover surrounding areas. Columbia is home to the University of South Carolina (USC), offering top-tier education and athletic programs.



Outdoor Adventures

Lake Murray provides opportunities for boating, fishing, and swimming. Congaree National Park offers hiking and kayaking through ancient forests. Riverbanks Zoo and Garden is perfect for a family day out. through ancient forests. Riverbanks Zoo and Garden is perfect for a family day out.

Columbia's Community & Culture

Columbia is known for its strong sense of community and lively culture. Residents enjoy year-round events like the Rosewood Crawfish Festival and Famously Hot New Year. With a mix of historic charm and modern development, Columbia offers the best of both worlds.

Arts and Entertainment

Explore the Columbia Museum of Art and attend performances at the Koger Center for the Arts.

Local Cuisine

Indulge in Southern favorites and discover eclectic dining options at Motor Supply Co. Bistro and Cafe Strudel.

Sports and Recreation:

Cheer on the USC Gamecocks at Williams-Brice Stadium or enjoy minor league baseball with the Columbia Fireflies.

Make Columbia Your Home with Southern Dreams Realty

Whether you're buying your first home, renting a new apartment, or planning to invest in real estate, Columbia offers endless possibilities. At Southern Dreams Realty, we are here to help you find your ideal home and navigate your new life in Columbia with ease. With a thriving economy, friendly neighborhoods, and exciting things to do year-round, Columbia is more than a place to live—it's a community to call home.



Chapter 6:

Life at USC – A Guide for New Students & Parents

Welcome to the University of South Carolina (USC)—where academic excellence meets vibrant campus life in the heart of Columbia, SC! Whether you're a student preparing to begin your journey or a parent helping your child transition, this chapter will provide essential insights to ensure a successful start at USC. From transportation tips to housing options we've got everything covered to make this transition smooth and exciting.



Exploring Columbia & USC Campus

Columbia is known for its Southern hospitality, and USC is the perfect place for students to experience the city's dynamic energy. With mild winters and hot summers, Columbia offers year-round opportunities for outdoor activities.

Location

USC is located in the heart of downtown Columbia, giving students easy access to parks, museums, restaurants, & entertainment.

Transportation

The COMET bus system offers free rides for students. Biking and walking are popular ways to get around the campus & downtown areas.

For students with cars, parking permits are available, though spaces can be competitive near campus.

USC's location provides easy access to Riverfront Park, The Vista, and Five Points, which offer great dining, shopping, and nightlife options.

Student Housing Options

Choosing the right housing is a key part of preparing for life at USC. Columbia offers on-campus and off-campus housing options, each with its own benefits.

On-Campus Housing

Residence Halls

USC provides a variety of dormitory options, from traditional halls to suite-style living and apartment-style residences.

Living-Learning Communities (LLCs)

These specialized housing options group students with similar academic or personal interests. Examples include the Green Quad, focused on sustainability, and the Carolina International House.

Benefits

Proximity to classes, dining facilities, and campus activities, along with included utilities and 24/7 security.

Considerations

On-campus housing can fill quickly, so students should apply early.

Off-Campus Housing

For students seeking more independence, off-campus apartments and rental homes are great options:

Popular Off-Campus Apartment Complexes:

- The Retreat
- The Lofts
- 21 Oaks

Neighborhoods for Rental Homes:

- Shandon: Known for its historic charm
- Five Points: A lively student-friendly area with shops and nightlife

Off-campus housing offers more space, privacy, and flexibility, though students will need to manage rent, utilities & commuting.

Life on Campus:

What Students Can Expect

USC offers a thriving campus life with endless opportunities to get involved:

Clubs and Organizations:

With over 500 student clubs, there's something for everyone—from Greek life to academic societies and volunteer groups.

Recreation

The Strom Thurmond Wellness Center offers fitness classes, intramural sports, and a pool.

Dining

Students can enjoy a variety of meal options at the Russell House University Union, the hub of

student life, along with food trucks and cafes across campus.

USC Hosts Events:

Throughout the year, including game-day tailgates, concerts, and festivals. The university's commitment to fostering community ensures students feel connected and supported.

For Parents: What to Know & How to Support Your Student



The transition to college is an exciting yet emotional time for both students and parents. Here are a few tips to help parents support their student through the journey:

Encourage Involvement

Being part of campus activities helps students make friends and feel at home.

Stay Informed

Subscribe to USC's newsletters and parent portals for important updates.

Budgeting

Help your student plan a budget for rent, food, and entertainment.

Investing in a Home for Your Student



For parents looking for long-term solutions, purchasing a home or condo near USC is a practical option that can provide both housing stability and a financial investment. The demand for student housing in Columbia ensures steady rental income if you choose to rent the property to other students after your child graduates.

1. Popular Investment Areas: Shandon, Five Points, and Rosewood
2. Average Home Price near USC: \$200,000 – \$350,000
3. Rental Rates: \$1,200 – \$1,800 per month for a 2-bedroom apartment

Whether renting or buying, Southern Dreams Realty can help you explore options and navigate the local market.

Safety and Campus Resources

USC prioritizes student safety with:

1. 24/7 Campus Police Patrols
2. Emergency Blue Light Call Boxes throughout campus
3. Campus Alert Systems to notify students of emergencies

The Student Health Services Center provides medical care, counseling, and wellness programs, ensuring students have access to the support they need.

Tips for a Smooth Transition to College Life



Apply Early for Housing

On-campus housing fills up fast.

Tour Campus

Take advantage of in-person or virtual tours of residence halls and facilities.

Get Renter's Insurance:

If living off-campus, this will protect belongings in case of theft or damage.



Understand the Lease

For off-campus rentals, students should carefully read lease agreements, including terms about subletting and deposits.

Making the Most of USC & Columbia

Attending the University of South Carolina is more than just an education—it's an opportunity to experience the best of Columbia's vibrant culture. With access to exciting events, beautiful parks, and thriving neighborhoods, students will find plenty of opportunities to learn, grow, and create lifelong memories. Whether they choose to live on campus or off, USC students have the unique advantage of being part of a diverse, supportive, and active community.

At Southern Dreams Realty, we're here to help both students and parents navigate the transition. Whether you're looking for a rental property or thinking about investing in housing near USC, we are ready to assist. With our knowledge of the Columbia area and real estate expertise, you can feel confident in finding the right home or apartment for your student.

Here's to a successful journey at USC and all the opportunities that await in Columbia, SC! Go Gamecocks!

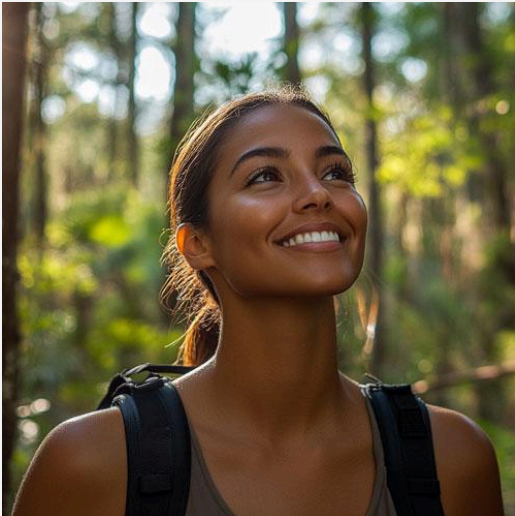


Chapter 7:

Lake Murray – The Jewel of South Carolina

Nestled just outside Columbia, Lake Murray is a sparkling haven for outdoor enthusiasts and a top destination for both visitors and locals. With over 50,000 acres of water and 650 miles of shoreline, this man-made lake offers endless opportunities for boating, fishing, water sports, and relaxation. Whether you're looking to vacation on the water or settle into a peaceful lakeside lifestyle, Lake Murray is the perfect place to unwind and enjoy the natural beauty of the Midlands region.

A Playground for Adventure Lovers



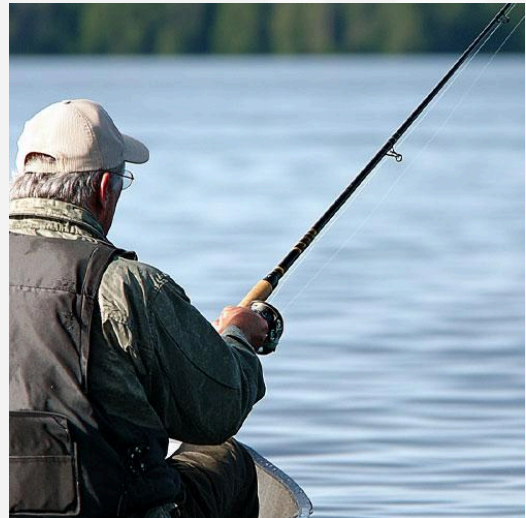
Lake Murray is known for its wide variety of outdoor activities. Visitors and residents alike enjoy:

Boating and Jet Skiing

Lake Murray is a boater's paradise with numerous marinas and boat ramps, making it easy to explore the lake's vast waters.

Fishing

Home to striped bass, largemouth bass, and catfish, Lake Murray hosts several fishing tournaments throughout the year.



Camping and Hiking

Dreher Island State Park, located on a series of islands in the lake, offers campsites, picnic areas, hiking trails, and scenic views.

Waterfront Dining

Enjoy dining on the water at local favorites like Rusty Anchor and Liberty on the Lake, where you can dock your boat and enjoy a meal.

Swimming and Beaches

Relax at public access areas and swimming spots near the Lake Murray Dam.

Interesting Facts About Lake Murray

Construction

Lake Murray was created in the 1920s by damming the Saluda River. At the time, the dam was the world's largest earthen dam.

Lake Murray Dam

The dam stretches 1.7 miles and provides a scenic spot for walking, jogging, and cycling, with breathtaking views of the lake.

Purple Martins

Every summer, thousands of purple martins roost on Bomb Island, creating a spectacular natural show at sunset.

July 4th Fireworks

Lake Murray hosts one of the largest Independence Day fireworks displays in the Southeast, attracting visitors from all over.

Living on Lake Murray

Imagine waking up every day to stunning lake views and the sound of gentle waves. Lake Murray offers a variety of real estate options, from vacation homes to permanent residences.

Real Estate Overview

Average Home Prices:

\$300,000 – \$600,000

Popular Areas

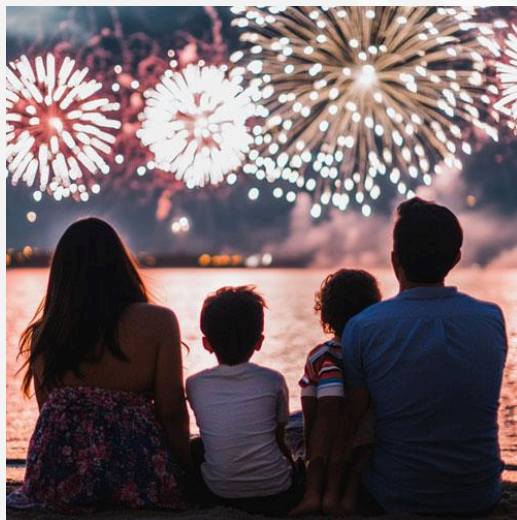
Lexington, Chapin, and Irmo provide easy access to the lake while offering nearby amenities.

Vacation Rentals

Southern Dreams Realty offers a selection of short-term and long-term lakefront rentals for those seeking a getaway or temporary housing.

Whether you're buying a lakefront property or renting for the season, living on Lake Murray means you'll always have adventure and tranquility at your doorstep.

Events & Experiences on Lake Murray



The lake's community spirit shines through in its events and activities:

Lake Murray Poker Run

A popular summer event where boaters stop at checkpoints around the lake.

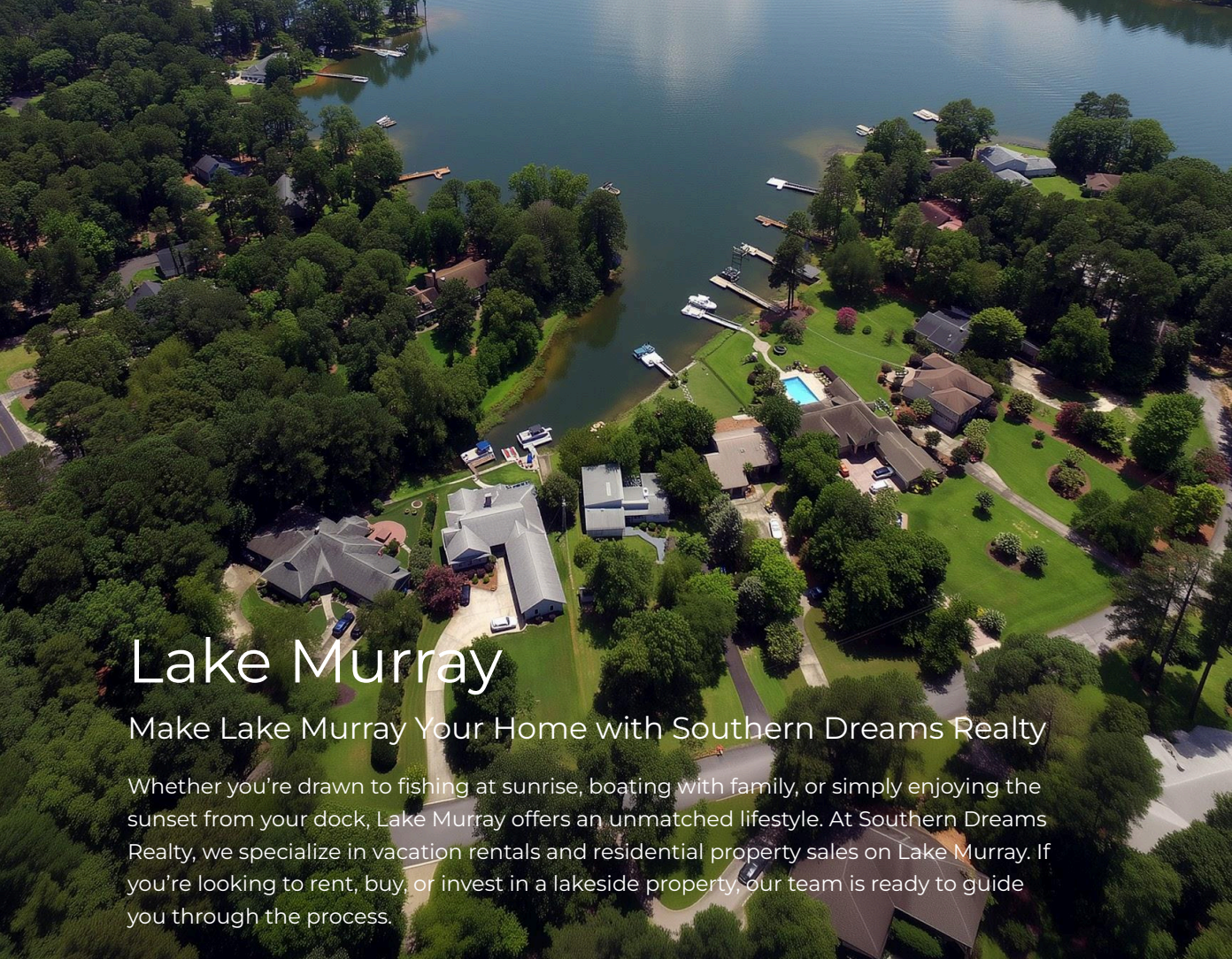
Bass Fishing Tournaments

Hosted year-round, attracting professional anglers from across the country.

Lake Murray Christmas Boat Parade

During the holiday season, locals decorate their boats with festive lights and parade across the water.





Lake Murray

Make Lake Murray Your Home with Southern Dreams Realty

Whether you're drawn to fishing at sunrise, boating with family, or simply enjoying the sunset from your dock, Lake Murray offers an unmatched lifestyle. At Southern Dreams Realty, we specialize in vacation rentals and residential property sales on Lake Murray. If you're looking to rent, buy, or invest in a lakeside property, our team is ready to guide you through the process.

★ Image of Dutch Road, Chapin, South Carolina



Chapter 8:

South Carolina Getaways – Explore, Relax, and Enjoy

South Carolina offers a rich tapestry of vacation experiences—from scenic lakes and mountains to bustling cities and relaxing coastal escapes. Whether you're looking for a quick weekend getaway or an extended adventure, South Carolina has something for everyone. From the heart of the state in Columbia to the beaches of Charleston and Myrtle Beach, you'll discover vibrant culture, outdoor activities, and charming Southern hospitality. In this chapter, we'll focus on local vacation options and explore other popular vacation destinations throughout the state.

SC Local Escapes: Vacationing in Columbia & Surrounding Areas



Columbia is not just a place to live—it's also the perfect vacation destination. With a

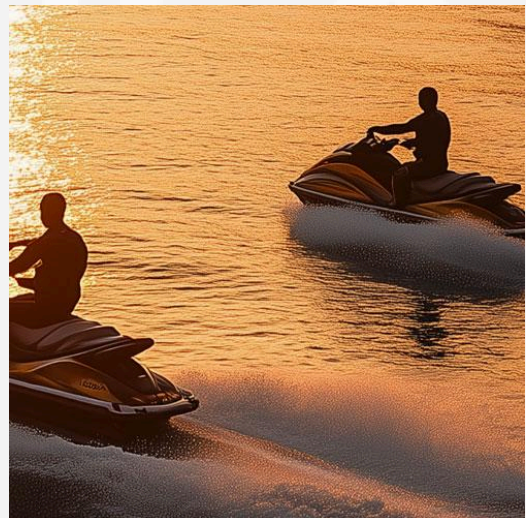
unique blend of outdoor recreation, history, arts, and culture, the area offers countless ways to unwind and explore. Here are some highlights for vacationers considering a trip to Columbia and Lake Murray:

Stay with Southern Dreams Realty Vacation Rentals

Southern Dreams Realty offers a selection of vacation rental homes in Columbia and Lake Murray. Whether you're looking for a cozy downtown apartment, a lakeside retreat, or a family-friendly rental near the zoo, we have the perfect property to suit your vacation needs. Contact us to book your home-away-from-home with access to all the best local attractions.

What to Do While Vacationing in Columbia and Lake Murray

Explore the Outdoors



Lake Murray

You can enjoy boating, fishing, swimming, and jet-skiing. Don't miss the 4th of July fireworks and the stunning purple martin roost on Bomb Island.

Congaree National Park

Wander through the ancient floodplain forest, hike scenic trails, or take a kayak tour along the Congaree River.

Family Fun and Activities

Riverbanks Zoo and Garden

A favorite destination for families, featuring exotic animals, a ropes course, and a botanical garden.

EdVenture Children's Museum

One of the largest children's museums in the Southeast, with interactive exhibits for all ages.

Culture and Entertainment



The Vista

Stroll through this arts and entertainment district, home to restaurants, galleries, and boutique shops.

South Carolina State Museum

Discover the history, culture, and art of South Carolina through fascinating exhibits.

Local Food and Drink

Enjoy dinner at Motor Supply Co. Bistro in The Vista or brunch at Cafe Strudel in West Columbia.

Grab drinks at one of the area's lively bars, such as The Whig or Tin Roof.

Relax and Recharge: Lake Murray Vacation Experience

For those seeking tranquility and outdoor adventure, Lake Murray is the perfect destination. Rent a lakefront vacation home through Southern Dreams Realty and spend your days fishing, kayaking, and enjoying waterfront dining. Boat and water sports rentals are available at local marinas, and you can end your day with a peaceful sunset cruise.

1. Stay in Lexington or Chapin for easy access to marinas and restaurants.
2. Dine lakeside at Rusty Anchor or Liberty on the Lake.
3. Enjoy fishing tournaments and water festivals throughout the year.

Beyond Columbia: Explore South Carolina's Top Vacation Spots

South Carolina is full of diverse vacation destinations, perfect for exploring beyond Columbia. Here's a quick overview of the state's most popular vacation areas:

Charleston - Known for its historic charm, cobblestone streets, and coastal views, Charleston offers:

1. Beaches: Folly Beach and Isle of Palms
2. History: Tour the historic homes and gardens along the Battery
3. Cuisine: Enjoy Lowcountry cuisine at renowned restaurants like Husk





Myrtle Beach - Perfect for families and beach lovers, Myrtle Beach offers:

1. Amusement Parks and Golf: The Myrtle Beach Boardwalk, Family Kingdom, and dozens of golf courses
2. Entertainment: The Carolina Opry and Broadway at the Beach
3. Water Activities: Parasailing, dolphin tours, and deep-sea fishing

Greenville and the Upstate - For a mountain retreat with a vibrant downtown scene:

1. Hike the Blue Ridge Mountains or visit Table Rock State Park.
2. Explore Falls Park on the Reedy, right in downtown Greenville.
3. Dine at award-winning restaurants like Soby's and enjoy the local brewery scene.

How to Plan Your Perfect South Carolina Vacation

Choose Your Destination:

Whether you're staying local in Columbia or heading to the coast or mountains, South Carolina offers a variety of unique experiences.

Book Your Stay:

Southern Dreams Realty offers a range of vacation rentals to suit every need. Book early for prime lakefront or downtown properties.

Create Your Itinerary

Make time to explore the outdoors, enjoy local attractions, and indulge in Southern cuisine.

Your Dream Vacation Awaits

Whether you're drawn to the peaceful waters of Lake Murray, the historic streets of Charleston, or the family fun of Myrtle Beach, South Carolina offers an array of vacation experiences for everyone. Let Southern Dreams Realty help you find the perfect place to stay, ensuring your trip is both comfortable and unforgettable.

Start planning your getaway today and discover why South Carolina is the perfect vacation destination—where adventure, relaxation, and Southern hospitality meet.



Chapter 9:

Investing in Columbia, SC Real Estate

Columbia, South Carolina, is a city on the rise, making it an ideal destination for real estate investors. With a growing population, a strong rental market, and the presence of the University of South Carolina (USC), Columbia offers lucrative opportunities for those looking to flip, rent, or establish short-term vacation rentals. Whether you are a seasoned investor or just starting, Columbia's affordable property prices and high return potential make it a smart choice for building long-term wealth.

Why Invest in Columbia, SC?

Columbia offers a diverse and dynamic real estate market that appeals to many types of investors. With steady growth in population and job opportunities, the demand for housing continues to increase. Here are some compelling reasons why investing in Columbia is a strategic decision:

Strong Rental Market

Columbia's large population of students, professionals, and military personnel creates high demand for rental properties.

Affordable Property Prices

Compared to national averages, homes in Columbia are affordable, allowing investors to enter the market without excessive capital.

High ROI

Investors can expect returns of 6-10% annually, thanks to steady rental demand and property appreciation.

University Influence

The presence of USC brings a consistent influx of students seeking housing near campus, ensuring low vacancy rates for rental properties.

Growing Tourism Market

With attractions like Lake Murray, Congaree National Park, and local events, Columbia is becoming a popular vacation destination, creating short-term rental opportunities.

Columbia, SC Investment Strategies



Columbia offers multiple investment strategies to suit your goals, whether you want to flip properties, buy-and-hold rentals, or operate vacation homes.

Student Housing & Rentals Near USC

High Demand

With over 35,000 students attending USC, the demand for rental properties remains high throughout the year.

Popular Areas for Student Rentals:

Five Points, Rosewood, and Shandon.

Average Rent

\$1,200–\$1,800/month for a 2-bedroom apartment.

Key Insight

Properties near USC experience consistent occupancy and premium rental prices, making them excellent investments for cash flow.



Flipping Properties in Emerging Neighborhoods

Target Neighborhoods

Lexington, West Columbia, and Northeast Columbia are seeing increased development and rising home values.

Average Flip ROI:

12–15% after renovations

Pro Tip

Partner with Southern Dreams Realty to identify undervalued properties and connect with trusted contractors for renovations.

Vacation Rentals & Short-Term Stays.

Prime Location

Lake Murray offers waterfront vacation homes that attract families and outdoor enthusiasts year-round.

Income Potential

Short-term rentals can generate \$2,000–\$3,000/month for a 3-bedroom property on the lake.

Local Regulations

We ensure compliance with local short-term rental regulations and provide property management services for easy and stress-free hosting.

Top Investment Areas in Columbia and Surroundings

Downtown Columbia

Tenant Base

Young professionals, government employees, and students.

Property Value Range

\$250,000–\$450,000

Average ROI

6–9% annually

Attraction

The downtown area offers access to arts, culture, and dining, appealing to both long-term renters and short-term visitors.



Lexington

Family-Friendly Appeal

Known for its excellent schools and suburban lifestyle.

Property Value Range

\$230,000–\$400,000

Rental Income

\$1,300–\$1,900/month

Key Insight

The balance of rental income and property appreciation makes Lexington a popular area for investors



Lake Murray

Waterfront Living

Properties on Lake Murray attract vacationers and retirees.

Property Value Range

\$300,000–\$600,000

Rental Potential

\$2,000–\$3,000/month for vacation rentals

Key Insight

Lake Murray offers higher-than-average rental income with strong demand for short-term stays.



Northeast Columbia

Military Presence

Proximity to Fort Jackson ensures a steady stream of renters.

Property Value Range

\$220,000–\$350,000

Rental Income

\$1,200–\$1,500/month

Key Insight

The area's affordability and growing infrastructure make it attractive for long-term investments.



Financial Benefits of Investing in Columbia, South Carolina



Rental Demand

The city's diverse tenant base ensures low vacancy rates and steady income.

Property Appreciation

Columbia's real estate market has consistent growth, offering long-term wealth-building opportunities.

Tax Incentives:

Investors can benefit from deductions on mortgage interest, property taxes, and maintenance expenses.

Tourism Growth

With increased tourism and local events, short-term rentals offer higher-than-average investment returns.

How Southern Dreams Realty Can Help Investors

Navigating the real estate market can be challenging, but Southern Dreams Realty offers the expertise and services you need to maximize your investment. Our team provides:

Market Analysis and Property Selection

We help you identify the best properties for rental, flipping, or vacation use.

Property Management Services

From tenant screening to maintenance, our team will handle every aspect of your property management.

Short-Term Rental Support

We offer listing management and guest services to ensure seamless hosting for vacation rentals.

Get Started with Your Investment

Consult with Southern Dreams Realty:

Schedule a consultation to discuss your investment goals.

Explore Financing Options:

Compare rates from multiple lenders, including traditional mortgages and investment loans.



Find Your Ideal Property:

Work with our agents to identify properties with the highest ROI potential.

Consider Property Management

For a hands-off approach, partner with Southern Dreams Realty to handle tenant relations and property upkeep.

Conclusion: Invest in Columbia, SC – Where Potential Meets Profit

Columbia, SC, offers something for every investor, whether you're looking to flip homes, buy rental properties, or create profitable vacation rentals. With affordable housing prices, strong rental demand, and steady market growth, now is the perfect time to start or expand your real estate portfolio. Let Southern Dreams Realty guide you through every step—from finding the right property to managing your investment—so you can maximize your returns and achieve your real estate goals.

Invest in Columbia today, where opportunity and Southern charm come together—and watch your dreams turn into profitable realities.



Chapter 10:

Your Path to Homeownership in Columbia, SC

Whether you're a first-time homebuyer, an investor, or looking to upgrade your current home, Columbia, SC, and its surrounding areas offer fantastic opportunities. From historic neighborhoods to waterfront homes along Lake Murray, this region has something for everyone. With affordable property prices, a growing real estate market, and diverse housing options, now is the perfect time to make the leap into homeownership.

Buying a home is a significant financial decision, but with the right information and expert guidance, the process can be exciting and rewarding. In this chapter, we'll walk you through what to expect when purchasing property in Columbia, followed by a step-by-step plan for renters looking to stop renting and purchase their first home.

What to Know About Buying Property in Columbia, SC

Affordable Prices with Growth Potential

Home prices in Columbia are more affordable than the national average, with room for appreciation over time.

Average Home Prices: \$230,000–\$450,000, depending on the neighborhood.

A Variety of Property Types

Single-family homes, townhomes, condos, and lakefront properties are all available to suit different needs and budgets.

Areas like Lexington, Irmo, and Northeast Columbia offer a range of suburban and urban housing options.

Low Interest Rates and Financing Options

Explore mortgage options like FHA, VA, USDA, and conventional loans.

Take advantage of local programs and incentives for first-time buyers, such as down payment assistance or tax credits.

Guidance from Local Experts

Southern Dreams Realty offers personalized support, guiding you from search to closing. Whether you need help with financing, inspections, or finding your dream home, we're here to assist.

For Renters: A Step-by-Step Plan to Transition to Homeownership



If you're currently renting and thinking about buying, now is the time to start planning. With the right preparation, renters can confidently transition from leasing to owning. Here's a game plan to get you started:

Assess Your Financial Situation

Check Your Credit Score: Review your credit report and work on improving your score if necessary. **Pay Down Debt:** Minimize outstanding loans and credit card balances to improve your debt-to-income ratio.

Start Saving for a Down Payment:

Aim for 20% down to avoid private mortgage insurance (PMI), but many loans offer options with 3.5% to 5% down.

Don't forget to save for closing costs, which typically range from 2-5% of the purchase price.

Create a Budget for Homeownership

Factor in Monthly Expenses: Include mortgage payments, property taxes, homeowners insurance, and maintenance costs. **Prepare for Home Maintenance:** Budget for routine repairs, upkeep, and unexpected expenses.

Get Pre-Approved for a Mortgage

Compare Lenders: Shop around for the best interest rates and loan terms. **Gather Documents:** You'll need tax returns, pay stubs, bank statements, and employment verification to apply.

Pre-Approval Letter: Having a pre-approval letter shows sellers that you're a serious buyer and gives you a clear idea of your price range.

Start Your Home Search

Identify Your Needs

Think about what type of home fits your lifestyle—single-family, condo, or townhouse.

Explore Neighborhoods

Visit Lexington, Lake Murray, Irmo, and Northeast Columbia to get a feel for the areas.

Partner with Southern Dreams Realty

Our expert agents can help you find properties that meet your criteria and negotiate on your behalf.



Make an Offer and Close the Deal

Submit an Offer: Your agent will guide you through making a competitive offer and negotiating terms.

Home Inspection

Schedule an inspection to identify potential issues with the property.

Work with a Real Estate Attorney

Review contracts and ensure everything is legally sound.

Finalize the Sale

Once your offer is accepted, complete your loan application, & prepare for closing day.

Why Now is the Time to Buy in Columbia, SC

Interest Rates Are Still Low

Lock in a favorable mortgage rate now before rates rise.

Housing Market Growth

Columbia's real estate market continues to grow, offering strong appreciation potential.

Build Wealth and Equity

Owning a home allows you to build equity over time, unlike renting where monthly payments go toward someone else's investment.

Access to Investment Opportunities

Buying in Columbia not only secures a place to live but can also serve as a future rental property or vacation home.

Ready to Make the Leap? Let Southern Dreams Realty Help You



Buying a home is a major step—but you don't have to go it alone. At Southern Dreams Realty, we're committed to helping renters become homeowners and guiding buyers of all types through every stage of the process. From financing options to finding the perfect property, our team has the knowledge and experience to make your dream of homeownership a reality.

If you're ready to stop renting and start building your future, contact us today. With personalized service and deep local expertise, We'll help you find your dream home—and

guide you every step of the way. Your journey to homeownership starts here.



Essential Service Providers

At Southern Dreams Realty, we know the value of working with trusted professionals when it comes to maintaining, upgrading, or repairing your property. Whether you're a homeowner, renter, or investor, choosing the right vendor is crucial to ensure everything runs smoothly. With our extensive experience in real estate and property management, we've partnered with top-rated vendors to provide our clients with a list of reliable service providers across various categories.

The vendors in this chapter have been carefully selected for their expertise, professionalism, and consistency. Use this guide to find trusted service providers and enjoy peace of mind knowing that you are working with the best in the business.

Trusted Vendors, Backed by Southern Dreams Realty

Whether you need routine maintenance, renovation help, or specialty services, our vendor recommendations are designed to meet your needs. Contact Southern Dreams Realty today for assistance in connecting with any of these trusted vendors, ensuring your property is in the best hands possible.

Chapter 11:

Discover the Best of Columbia – Top 20 Must-See Attractions

Columbia, SC, offers an exciting mix of history, outdoor adventures, arts, and entertainment. Whether you're a resident, new to town, or just visiting, this vibrant city provides something for everyone. From family-friendly zoos and museums to breathtaking parks and cultural hubs, Columbia's attractions reflect the rich heritage and spirit of the South.

We've gathered the top 20 attractions in Columbia and nearby areas. Each destination gives you a reason to explore all that this region has to offer.

Top 20 Attractions in Columbia, SC and Surrounding Areas

Riverbanks Zoo & Garden

Home to more than 2,000 animals and a stunning botanical garden, Riverbanks Zoo & Garden offers interactive exhibits, animal feedings, and a ropes course.

500 Wildlife Parkway, Columbia, SC
803-779-8717

riverbanks.org

South Carolina State Museum

Explore South Carolina's history, art, science, and technology across four floors of engaging exhibits, including an observatory and planetarium.

301 Gervais St, Columbia, SC 29201
803-898-4921

scmuseum.org



Congaree National Park

Known for its towering old-growth forest, this national park offers hiking trails, kayaking, and guided nature tours through its diverse ecosystem.

100 National Park Rd, Hopkins, SC
803-776-4396

nps.gov/cong



Lake Murray

A hub for boating, fishing, and lakeside dining, Lake Murray is perfect for outdoor lovers. It's also home to the famous purple martin roost at Bomb Island.

**Marinas and access points throughout
Lexington, Chapin, and Irmo**

lakemurraycountry.com

The Vista

This historic district is the heart of Columbia's arts and entertainment scene, filled with galleries, boutiques, restaurants, and nightlife options.

Gervais St, Columbia, SC 29201

vistacolumbia.com



The South Carolina State House

Tour this grand architectural gem, home to South Carolina's legislature, with exhibits showcasing the state's political history.

1100 Gervais St, Columbia, SC

803-734-2430

scstatehouse.gov



EdVenture Children's Museum

With interactive exhibits designed for children of all ages, EdVenture provides a fun and educational experience for families.

211 Gervais St, Columbia, SC

803-779-3100

edventure.org

Columbia Canal and Riverfront Park

Description: A peaceful park along the river with walking trails, picnic spots, and scenic views, perfect for biking or jogging.

Location: 312 Laurel St, Columbia, SC 29201

Phone: 803-545-3100

Dreher Island State Park

Located on Lake Murray, this park offers campsites, fishing, hiking, and water activities. It's a popular spot for outdoor enthusiasts.

3677 State Park Rd, Prosperity, SC

803-364-4152

southcarolinaparks.com



Columbia Museum of Art

A cultural cornerstone featuring rotating exhibits, permanent collections, and special events throughout the year.

1515 Main St, Columbia, SC

803-799-2810

columbiamuseum.org

Finlay Park

Known for its scenic fountain and open green space, this park is a popular spot for picnics, outdoor concerts, and family activities.

930 Laurel St, Columbia, SC

803-545-3100



Williams-Brice Stadium

Home to the USC Gamecocks, this stadium comes alive on game days, offering one of the best football atmospheres in the country.

1125 George Rogers Blvd, Columbia



Harbison State Forest

An urban forest perfect for hiking, trail running, and mountain biking, located just minutes from downtown Columbia.

5600 Broad River Rd, Columbia, SC

803-896-8890

Township Auditorium

A historic venue hosting concerts, comedy shows, and community events.

1703 Taylor St, Columbia, SC 29201

803-576-2350

thetownship.org



Five Points

A lively neighborhood known for its restaurants, bars, and festivals, including the annual St. Patrick's Day celebration.

Harden St, Columbia, SC

fivepointscolumbia.com

Icehouse Amphitheater

A community venue hosting concerts, events, and festivals throughout the year in Lexington.

107 W Main St, Lexington, SC

803-358-7275

Lexington County Museum

Step back in time with exhibits showcasing the history and culture of the Midlands.

231 Fox St, Lexington, SC

803-359-8369

Sesquicentennial State Park

A 1,400-acre park offering hiking trails, camping, and paddleboat rentals, just a short drive from downtown Columbia.

9564 Two Notch Rd, Columbia, SC

803-788-2706



Saluda Shoals Park

A riverside park with walking trails, canoe and kayak rentals, and an outdoor event space.

5605 Bush River Rd, Columbia, SC

803-772-1228

Cayce Riverwalk Park

A scenic park along the Congaree River, perfect for walking, birdwatching, and enjoying nature.

Naples Ave, Cayce, SC



Chapter 12:

Savor & Sip – Top 50 Restaurants and Bars in Columbia, SC

Columbia's culinary and bar scene showcases the diversity and creativity of the region. Whether you're craving Southern comfort food, fusion tacos, premium cocktails, or craft beer, the city and surrounding areas have something for every taste. Below is a carefully selected list of 50 top restaurants and bars in Columbia, Lexington, West Columbia, and beyond, each with its own unique offerings. Explore the best dishes, signature drinks, and vibrant atmospheres that make these places must-visits.



Halls Chophouse

Known for its elegant Southern charm and impeccable service, Halls offers prime steaks and an upscale dining experience. Perfect for special occasions.

Best Dish: Filet mignon
1221 Main St, Columbia, SC
(803) 563-5066
hallschophouse.com

Motor Supply Co. Bistro

A staple of Columbia's farm-to-table scene, Motor Supply features a menu that changes daily to highlight seasonal ingredients. Enjoy the vibrant ambiance in the historic Vista district.

Best Dish: Seared scallops
920 Gervais St, Columbia, SC
(803) 256-6687
motorsupplycobistro.com



The War Mouth

This laid-back bar and eatery offers Southern-inspired dishes and innovative cocktails. Known for its casual ambiance and friendly staff.

Best Dish: Smoked catfish dip
1209 Franklin St, Columbia, SC
(803) 569-6144

Cantina 76

A lively spot for Mexican-inspired cuisine, Cantina 76 is known for its creative tacos, such as BBQ shrimp, and great margarita menu.

Best Dish: BBQ shrimp taco
1301 Main St, Columbia, SC
(803) 764-1769
cantina76.com



The Divine Cinnamon Roll Deli

Description: A must-visit for breakfast lovers, this deli serves massive cinnamon rolls alongside Southern classics like buttered shrimp and grits.

Best Dish: Bananas cinnamon roll

2617 Devine St, Columbia, SC

(803) 465-4947

thecinnamonrolldeli.com

The Grand on Main

A unique blend of a bowling alley, bar, and restaurant on Columbia's Main Street. Known for upscale pub food and craft cocktails.

Best Dish: Shrimp po' boy

1621 Main St, Columbia, SC

(803) 726-2323



Hendrix

Description: Enjoy stunning rooftop views and expertly crafted cocktails at this trendy spot. Their small-plate menu pairs perfectly with the local skyline.

Best Dish: Charcuterie board

1649 Main St, Columbia, SC

(803) 834-5132

hendrixsc.com

Blue Marlin

Located in the historic district, Blue Marlin specializes in Southern coastal cuisine. Known for its famous shrimp and grits.

Best Dish: Shrimp and grits

1200 Lincoln St, Columbia, SC

(803) 799-3838

bluemarlincolumbia.com

Pawleys Front Porch

An essential Five Points burger joint, Pawleys serves gourmet burgers with creative toppings. Perfect for casual nights out.

Best Dish: Fripp Island burger

827 Harden St, Columbia, SC

(803) 771-8001

pawleysfrontporch.com



River Rat Brewery

This craft brewery offers a relaxed atmosphere, outdoor seating, and a rotating selection of beers brewed on-site.

Best Drink: Broad River Red Ale

1231 Shop Rd, Columbia, SC

(803) 724-5712

riverratbrewery.com

Transmission Arcade

This retro arcade bar offers classic games paired with cocktails and snacks. Perfect for a nostalgic night out with friends.

Best Dish: Loaded nachos

1712 Main St, Columbia, SC

Publico Kitchen & Tap

A Latin-Asian fusion restaurant offering creative tacos and craft beer on tap, with a dog-friendly patio.

Best Dish: Korean BBQ taco
2013 Greene St, Columbia, SC
(803) 567-5738



Café Strudel

A brunch favorite known for Hangover Hash Browns and cozy ambiance. Popular with both locals and visitors.

Best Dish: Hangover hash browns
300 State St, West Columbia, SC
(803) 794-6634

Savage Craft Ale Works

Housed in a historic fire station, this brewery offers craft beers, live music, and rooftop views.

Best Drink: West Coast IPA
430 Center St, West Columbia, SC
(803) 888-6005

O'Hara's Public House

A charming Irish pub offering authentic fare and a great selection of beers on tap.

Best Dish: Fish and chips
131 E Main St, Lexington, SC
(803) 785-4025



Mr. Friendly's New Southern Café

An upscale, cozy spot that redefines Southern cooking with modern twists. Known for local wines and perfectly cooked seafood.

Best Dish: Pan-seared crab cakes
2001-A Greene St, Columbia, SC
(803) 254-7828
mrfriendlys.com

Tazza Kitchen

This Vista favorite offers wood-fired dishes made with locally sourced ingredients. Known for excellent service & a lively patio.

Best Dish: Spicy shrimp tacos
4840 Forest Dr, Columbia, SC
(803) 782-0760
tazzakitchen.com



Il Giorgione Pizzeria & Wine Bar

An Italian eatery with a focus on authentic pizza and a carefully curated wine selection.

Best Dish: Margherita pizza
2406 Devine St, Columbia, SC
(803) 521-5063
ilgiorgione.com

Drake's Duck-In

A historic diner offering some of the best fried chicken, waffles and burgers in town. Best Dish: Chicken and waffles

1544 Main St, Columbia, SC
(803) 799-9290
drakesduckin.com

Rockaway Athletic Club

A hidden gem serving legendary pimento cheeseburgers in a quirky, laid-back setting.

Best Dish: Pimento cheeseburger

2719 Rosewood Dr, Columbia, SC



The Whig

An underground bar with a unique vibe, featuring local craft beers and a tasty pub menu.

Best Dish: Bison burger

1200 Main St, Columbia, SC

The Black Rooster

A French-inspired bistro with an unbeatable rooftop view of the Columbia skyline and the Congaree River.

Best Dish: Steak frites

201 Meeting St, West Columbia, SC

(803) 724-2853



929 Kitchen & Bar

This Korean-fusion restaurant offers a modern take on traditional Korean dishes with an elegant setting.

Best Dish: Bibimbap

929 Gervais St, Columbia, SC

(803) 764-3825



Terra

Known for farm-to-table dining, Terra offers a rotating seasonal menu and wine pairings.

Best Dish: Braised lamb shank

100 State St, West Columbia, SC

(803) 791-3443

terrasc.com



Alodia's Cucina Italiana

Located in Lexington, Alodia's offers Italian comfort food in an inviting atmosphere.

Best Dish: Chicken marsala

101 W Main St, Lexington, SC

(803) 791-0210

alodias.com

Backstreets Grill

A casual hangout with a popular outdoor patio. Known for excellent burgers and sandwiches.

Best Dish: Carolina burger

2400 Devine St, Columbia, SC



Old Mill Brewpub

Located inside a historic mill in Lexington, this pub offers craft beers brewed on-site and hearty pub fare.

Best Dish: Fish tacos

711 E Main St, Lexington, SC



The Southern Belly BBQ

A quirky spot specializing in creative BBQ sandwiches, each with its own unique toppings.

Best Dish: Belly BBQ sandwich

819 Harden St, Columbia, SC

Hunter-Gatherer Brewery

This brewery, located in a repurposed airplane hangar, offers house-brewed beer and a relaxed vibe.

Best Dish: HG Burger

1402 Jim Hamilton Blvd, Columbia



Pearlz Oyster Bar

A Vista favorite for fresh seafood and oysters, with a lively atmosphere and great happy hour specials.

Best Dish: Oysters Rockefeller

936 Gervais St, Columbia, SC

Bourbon

A bar and restaurant focused on Southern cuisine and whiskey. Known for a unique selection of bourbons.

Best Dish: Crawfish étouffée

1214 Main St, Columbia, SC

Lula Drake Wine Parlour

This cozy wine bar offers a curated selection of international wines and small plates.

Best Dish: Artisan cheese board

1635 Main St, Columbia, SC



Carolina Ale House

A sports bar known for wings, burgers, and cold beers. Perfect for watching the game with friends.

Best Dish: Buffalo wings

708 Lady St, Columbia, SC

Smoked

An upscale BBQ restaurant offering creative dishes and a wide selection of cocktails.

Best Dish: Smoked brisket

1643 Main St, Columbia, SC

The Kraken Gastropub

A funky, dive-style gastropub known for its live music scene and eclectic menu, attracting locals for its vibe and fun events.

Best Dish: Beer-battered fish & chips

2910 Rosewood Dr, Columbia, SC

The British Bulldog Pub

This authentic British pub offers traditional English fare like bangers and mash and hosts dart tournaments and trivia nights.

Best Dish: Fish/chips & Guinness

1220 Bower Pkwy, Columbia, SC

(803) 227-8918



Pavlov's Bar

A staple of the Five Points nightlife, Pavlov's is a lively college bar offering cheap drinks and a fun, energetic atmosphere.

Best Drink: Classic rum and coke

2000 Greene St, Columbia, SC

Five Points Roosters

A trendy bar and nightclub known for hosting themed nights and DJ performances. The outdoor seating makes it a popular hangout.

Best Drink: House margaritas

2020 Devine St, Columbia, SC

Flying Saucer Draught Emporium

With over 200 beers on tap, Flying Saucer is a go-to destination for beer enthusiasts. It offers a relaxed pub atmosphere with fun games.

Best Dish: Pretzel with beer cheese

931 Senate St, Columbia, SC

(803) 933-9993



Tin Roof

Known for its live music and lively crowds, Tin Roof combines music with a great selection of drinks and bar bites. A favorite nightlife spot.

Best Dish: hot chicken sandwich

1022 Senate St, Columbia, SC

tinroofcolumbia.com

Main Street Public House

This stylish bar and restaurant offers a creative menu with craft cocktails and frequently hosts live music performances.

Best Dish: Chargrilled oysters

1635 Main St, Columbia, SC

(803) 834-3407



Goat's

A neighborhood bar known for its trivia nights and casual vibes. Goat's is a favorite for laid-back evenings with friends.

Best Dish: Goat burger

2017 Devine St, Columbia, SC

Liberty Tap Room & Grill

A bustling sports bar offering classic American fare and a wide beer selection. Perfect for catching a game with friends.

Best Dish: Steak frites

828 Gervais St, Columbia, SC

(803) 461-4677



The Aristocrat

A hidden gem with speakeasy vibes offering carefully crafted cocktails and small plates. The perfect place for a quiet night out.

Best Drink: Smoked old fashioned

1001 Washington St, Columbia, SC



Hampton Street Vineyard

A boutique wine bar offering fine dining with an intimate atmosphere. Known for its impeccable wine selection and outstanding seasonal dishes.

Best Dish: Duck confit

1201 Hampton St, Columbia, SC

(803) 252-0850



Carolina Ale House

A go-to sports bar with plenty of screens, perfect for watching the big game while enjoying wings and cold beer.

Best Dish: Buffalo wings

708 Lady St, Columbia, SC

(803) 227-7150

The Woody

A casual bar known for its karaoke nights and fun atmosphere. A great place to unwind and enjoy local beers.

Best Drink: Palmetto Amber Ale

808 Lady St, Columbia, SC



Smoked

An upscale barbecue joint with a whiskey-focused menu. Their inventive takes on Southern classics make it a must-see unique dining experience.

Best Dish: Smoked brisket w/ bourbon

1643 Main St, Columbia, SC

Lula Drake Wine Parlour

This cozy wine bar offers carefully curated international wines in a sophisticated setting, ideal for date nights.

Best Dish: Charcuterie board

1635 Main St, Columbia, SC

luladrake.com

The Capital Club

One of the oldest LGBTQ+ bars in the South, The Capital Club offers a welcoming space with great drinks and events.

Best Drink: Signature martini

1002 Gervais St, Columbia, SC

Columbia offers an exciting blend of culinary delights and vibrant nightlife, making it a city that celebrates food, drink, and community. Whether you're a local or visiting, these 50 restaurants and bars ensure that every meal and drink is an experience to remember.

Top 50 Annual Events & Experiences in Columbia, SC, and Nearby Towns

St. Pat's in Five Points

One of the largest St. Patrick's Day celebrations in the Southeast, featuring music, a parade, and kids' activities.

Five Points, Columbia, SC

Month: March

fivepointscolumbia.com

Famously Hot New Year

Ring in the New Year with fireworks, live music, and food vendors.

Main St, Columbia, SC

Date: December 31

famouslyhotnewyear.com

Columbia International Festival

Celebrate global cultures through performances, food, and exhibits.

Location: SC State Fairgrounds, 1200

Rosewood Dr, Columbia, SC 29201

Month: April

cifonline.org

Okra Strut Festival

A quirky festival in Irmo with rides, food vendors, and live music.

Irmo Community Park, Irmo, SC

Month: September

okrastrut.com

Lexington Wine Walk

Enjoy savory wine tastings, live music, and local vendors.

Downtown Lexington, SC

Month: May

lexingtonwinewalk.com



Greek Festival

Celebrate Greek culture with delicious food, music, and dancing.

Holy Trinity Greek Orthodox Cathedral, Columbia, SC

Month: September

columbiagreekfestival.com

Rosewood Crawfish Festival

Feast on crawfish and enjoy live music and entertainment.

Rosewood Dr, Columbia, SC

Month: May

rosewoodcrawfishfest.com

Carolina Cup

A premier horse race event in Camden, SC, known for tailgating and fashion.

Springdale Race Course, Camden

Month: April

carolinacup.org



Lights Before Christmas at Riverbanks Zoo

The zoo transforms into a holiday wonderland with lights and holiday-themed displays.

500 Wildlife Parkway, Columbia, SC

Month: November-December

riverbanks.org

Lake Murray Fireworks Celebration

Celebrate Independence Day with fireworks over Lake Murray.

Lake Murray Dam, Lexington, SC

Month: July

lakemurraycountry.com

Dinner on the Dam

A unique dining experience on the Lake Murray Dam featuring tasty gourmet food and excellent live music.

Lake Murray Dam, Lexington, SC

Month: October

lakemurraycountry.com

Tartan Day South

A Celtic festival celebrating Scottish heritage with music, food, and games.

Cayce Riverwalk, Cayce, SC

Month: March

tartandaysouth.com



Soda City Market

A weekly street market showcasing local artisans and food vendors.

Main St, Columbia, SC

Every Saturday

sodacitysc.com

Artista Vista

Description: A spring art festival featuring gallery openings and live art demonstrations.

Location: The Vista, Columbia, SC

Month: April

Lexington Snowball Festival

Description: A winter celebration-Christmas lights, parades, and family fun.

Location: Lexington, SC

Month: December



Devine Night Out

A festive evening of shopping, food, and entertainment along Devine Street.

Devine St, Columbia, SC

Month: November

Midlands Plant & Flower Festival

A rustic and eclectic market with plants, flowers, and gardening supplies.

SC State Farmers Market, West Columbia

Month: April & October

Chapin Labor Day Festival

Enjoy a parade, food vendors, & live music.

Downtown Chapin, SC

Month: September

Lexington Chili Cook-Off

Compete or taste your way through dozens of chili recipes.

Icehouse Amphitheater, Lexington, SC

Month: March



Columbia Black Expo

A business and cultural expo celebrating entrepreneurship and community.

Columbia Metropolitan Convention Center

Month: May

Blythewood Butterfly Festival

Celebrate the beauty of butterflies with educational exhibits, butterfly releases, and crafts for kids. This family-friendly festival also features food trucks and live entertainment.

10500 Farrow Rd, Blythewood

Month: May

Irmo Cherry Blossom Festival

A celebration of spring and Japanese culture with cherry blossom trees, live music, cultural performances, and local vendors.

Irmo Community Park, Irmo, SC

Month: March

Free Times Music Crawl

This live music showcase brings together local bands across multiple venues in Columbia's entertainment districts.

Various Venues, Columbia, SC

Month: November

freetimesmusiccrawl.com

Palmetto Peanut Boil

Sample dozens of unique peanut boil recipes at this quirky competition, complete with live music and local brews.

701 Whaley St, Columbia, SC

Month: September

River Rocks Festival

Celebrate outdoor activities with kayak races, music, and food along the Congaree River.

Riverfront Park, Columbia, SC

Month: May



Lexington BBQ Cook-Off

BBQ teams compete to serve up the best Southern-style barbecue. Enjoy live music and family-friendly activities while sampling the competitors' work.

Icehouse Amphitheater, Lexington, SC

Month: April



Newberry Oktoberfest

A day of German food, beer, music, and crafts in nearby Newberry, perfect for a fall day trip.

Downtown Newberry, SC

Month: October

newberryoktoberfest.com



SC State Fair

A classic state fair with rides, concerts, exhibits, and food vendors, attracting visitors from all over the state.

SC State Fairgrounds, Columbia, SC

Month: October

scstatefair.org

Brew at the Zoo

Enjoy an evening of craft beer sampling and live music at Riverbanks Zoo & Garden.

500 Wildlife Parkway, Columbia, SC

Month: August

riverbanks.org

Congaree Bluegrass Festival

A lively bluegrass music festival featuring regional bands and food vendors.

Historic Columbia Speedway, Cayce, SC

Month: October

Wine & Food Festival at the State Museum

A premier event showcasing local cuisine and fine wines, set within the exhibits of the South Carolina State Museum.

301 Gervais St, Columbia, SC

Month: February

Columbia Children's Theatre Holiday Show

Family-friendly performances to kick off the holiday season, perfect for kids & parents alike.

Richland Mall, Columbia, SC

Month: December

Five Points Chili Cook-Off

Compete or taste-test your way through some of the best chili recipes in town, accompanied by live entertainment.

Five Points, Columbia, SC

Month: February



Festival of Trees

View beautifully decorated trees and wreaths in support of Prisma Health, with some available for auction.

Columbia Metropolitan Convention Center

Month: December

Columbia Fashion Week

A glamorous week of fashion shows featuring local designers and boutiques, plus a variety of pop-up shops and networking events.

Various Venues, Columbia, SC

Month: June

columbiafashionweek.com



Irmo International Festival

Celebrate the diverse cultures of the Midlands with food, art, & music from around the world.

Irmo Community Park, Irmo, SC

Month: August



Harbison 5K Race

A popular 5K race winding through the beautiful trails of Harbison State Forest.

5600 Broad River Rd, Columbia, SC

Month: September

Lake Murray Boat Parade

A festive boat parade on Lake Murray, with prizes for the best-decorated boats.

Lake Murray Dam, Lexington, SC

Month: July

SC Pride Parade and Festival

A celebration of LGBTQ+ pride with a vibrant parade and festival in downtown Columbia.

Main St, Columbia, SC

Month: October

Lexington's Movies in the Park

Family-friendly outdoor movie nights throughout the summer.

Virginia Hylton Park, Lexington, SC

Months: June-August

Blythewood Rodeo

Experience the thrills of rodeo competitions along with food and live music.

Blythewood, SC

Month: June

Three Rivers Music Festival

Enjoy live music from multiple genres along the three rivers converging in Columbia.

Riverfront Park, Columbia, SC

Month: July

Columbia Comedy Festival

A multi-day event showcasing local and national comedians at various venues.

Columbia, SC

Month: April



Congaree Swamp Stomp

Explore the Congaree National Park while enjoying live music, food, and outdoor activities.

Congaree National Park, Hopkins, SC

Month: August

Riverfront Christmas Boat Parade

A spectacular parade of decorated boats along the Congaree River, spreading holiday cheer.

Cayce Riverwalk, Cayce, SC

Month: December

Columbia Food Truck Festival

Enjoy the best food trucks the Midlands have to offer, with live music and family activities.

701 Whaley St, Columbia, SC

Month: November

SC Jazz Festival

A celebration of jazz with live performances and workshops across various Columbia venues.

Various Venues, Columbia, SC

Month: October

Midlands Beer Fest

Description: Sample a wide selection of craft beers from local and regional breweries.

Location: Icehouse Amphitheater, Lexington

Month: May

Chapin Theatre Company Summer Show

Enjoy a live theatrical performance by the Chapin Theatre Company.

Chapin, SC

Month: June

Icehouse Easter Egg Hunt

A family-friendly Easter egg hunt with prizes and fun activities for kids.

Icehouse Amphitheater, Lexington, SC

Month: April

Celebrate Every Season in Columbia, SC!

With something to enjoy every month of the year, Columbia and the surrounding Midlands area provide endless entertainment and memorable experiences. From festivals and parades to culinary competitions and cultural celebrations, these events showcase the vibrant spirit of the region. Mark your calendar and explore everything Columbia has to offer!



Chapter 13:

Game On! The Best Sports Teams & Events in Columbia, SC

Columbia, SC, is a hub of sports excitement year-round, offering everything from thrilling college football and basketball games to exciting semi-professional events. Home to the University of South Carolina Gamecocks, the region boasts championship-level women's basketball and action-packed football Saturdays that attract fans from all over. In addition to collegiate athletics, soccer, baseball, and racing events provide plenty of opportunities for sports enthusiasts to get involved. In this chapter, we'll explore the most popular sports teams and events in Columbia and the Midlands region.

University of South Carolina Gamecocks

Gamecock Football

Football is a way of life in Columbia. The South Carolina Gamecocks play in the Southeastern Conference (SEC), one of the most competitive conferences in college football. With exciting game-day traditions and packed stands at Williams-Brice Stadium, Gamecock football is a can't-miss experience.

Williams-Brice Stadium, 1125 George Rogers Blvd, Columbia, SC

Season: September – December

gamecocksonline.com

Gamecock Men's Basketball

The men's basketball team competes in the SEC, offering fast-paced, high-energy games. Whether you're cheering from the stands or watching on TV, Gamecock basketball brings excitement throughout the winter season.

Colonial Life Arena, 801 Lincoln Street

Season: November – March

Gamecock Women's Basketball

The South Carolina Women's Basketball Team is a national powerhouse, with multiple NCAA tournament appearances and championship wins under Coach Dawn Staley. The team won the NCAA National Championship in 2017 and 2022 and regularly draws sellout crowds.

Colonial Life Arena, 801 Lincoln Street

Season: November – March

Columbia Fireflies (Minor League Baseball)

The Columbia Fireflies, a minor league baseball team, offer family-friendly games at Segra Park. With fun promotions, fireworks, and theme nights, the Fireflies provide a great way to spend a summer evening.

Segra Park, 1640 Freed St, Columbia, SC

Season: April – September

columbiafireflies.com

South Carolina United FC (Soccer)

South Carolina United FC is a semi-professional soccer team that competes in the USL League Two. Their matches are filled with energy and offer a chance to experience the growing soccer culture.

Various Locations in Columbia, SC

Season: May – July

scunitedfc.com

South Carolina Gamecocks Baseball

Gamecock Baseball has a long history of success, including two College World Series titles in 2010 and 2011. Fans enjoy the lively atmosphere at Founders Park throughout the spring season.

Founders Park, 431 Williams Street

Season: February – June

NASCAR at Darlington Raceway

Though not in Columbia, the Darlington Raceway is just a short drive away and hosts two major NASCAR races every year, including the Southern 500.

1301 Harry Byrd Hwy, Darlington

Month: May and September

darlingtonraceway.com

Columbia's Annual Sports Events

Run Hard Marathon

A scenic marathon through the streets of Columbia that draws runners from across the state.

Month: March

runhard.org

Governor's Cup Road Race

One of the oldest 10K and half marathon races in South Carolina, attracting runners of all levels.

Month: May

governorscupsc.org

Palmetto Half Marathon

A popular race through Northeast Columbia, with post-race festivities for families.

Village at Sandhill, Columbia, SC

Month: April

palmettohalfmarathon.com

Annual Cornhole Tournaments

Columbia hosts several cornhole tournaments, including charity events, with competitive and casual players competing for prizes. These tournaments offer a chance for spectators to enjoy local food and music.

Various venues across Columbia, including breweries and parks

Annual Golf Tournaments

South Carolina Junior Golf Assoc. Events

Featuring tournaments for junior golfers at various courses in the Midlands.

scjga.org

Charity Golf Classic at Cobblestone Park

A charity event drawing local golfers to Cobblestone Park for a great cause.

280 University Club Pkwy, Blythewood, SC

Month: October

High School Sports & Friday Night Football

Friday night football games at local high schools are a major part of life in the Midlands. Schools such as Dutch Fork and Lexington High School boast strong athletic programs.

Season: August – November

Kayaking and Canoeing Competitions

The Three Rivers region offers opportunities for kayaking competitions and guided tours along the Saluda, Congaree, and Broad Rivers.

Lexington County Blowfish

The Lexington County Blowfish, part of the Coastal Plain League, feature collegiate players in a lively summer baseball atmosphere. Special events, like the July 4th fireworks game, are highlights of the season.

**Lexington County Baseball Stadium, 474
Ballpark Rd, Lexington, SC**
Season: May – August
[Blowfish Baseball](#)

Sporting Venues to Visit

Williams-Brice Stadium

Home to the Gamecock football team, Williams-Brice Stadium is one of the loudest venues in the SEC.

1125 George Rogers Blvd, Columbia, SC

Colonial Life Arena

The largest arena in the state, hosting basketball games, concerts, and major events.

801 Lincoln St, Columbia, SC

Founders Park

Overview: A beautiful baseball stadium and home to Gamecock baseball.

431 Williams St, Columbia, SC

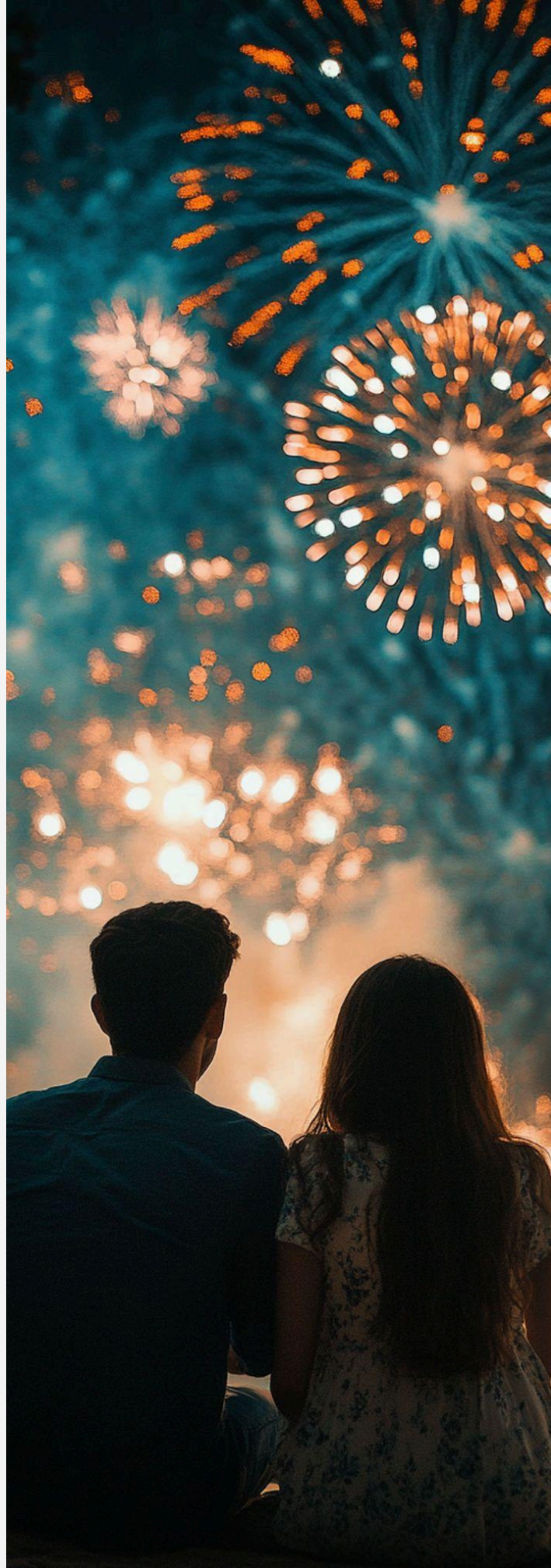
Segra Park

Home to the Columbia Fireflies, this ballpark offers family-friendly fun.

1640 Freed St, Columbia, SC

Get in the Game!

From the roar of Gamecock football to the thrills of minor league baseball, Columbia offers an exciting sports culture that caters to fans of all ages and interests. Whether you're cheering for the Gamecocks, attending a Fireflies baseball game, or enjoying NASCAR races at nearby Darlington, there's always something happening in Columbia's sports scene. Get your tickets, wear your team colors, and take in the excitement of the Midlands.



Chapter 14:

Explore Columbia and Its Surrounding Communities – A Guide to the Greater Midlands

Columbia, South Carolina, serves as the heart of the Midlands region, but it is surrounded by vibrant communities—each offering its own unique lifestyle, amenities, and charm. From lake life at Lake Murray to the energy of downtown Columbia, these areas offer something for everyone, whether you're looking to settle down, invest, or explore.

In this chapter, we'll dive into Columbia's neighborhoods and nearby towns, helping you discover what makes each area distinct and welcoming to visitors.



Downtown Columbia, SC

As the state capital, Downtown Columbia is the epicenter of government, business, and culture. The city offers a mix of historic charm and modern urban living, with the University of South Carolina at its heart. Residents and visitors enjoy dining, entertainment, and shopping at The Vista—a popular district brimming with art galleries, restaurants, and an active nightlife.

Population

Approx. 130,000

Median Home Price

\$300,000

Key Attractions

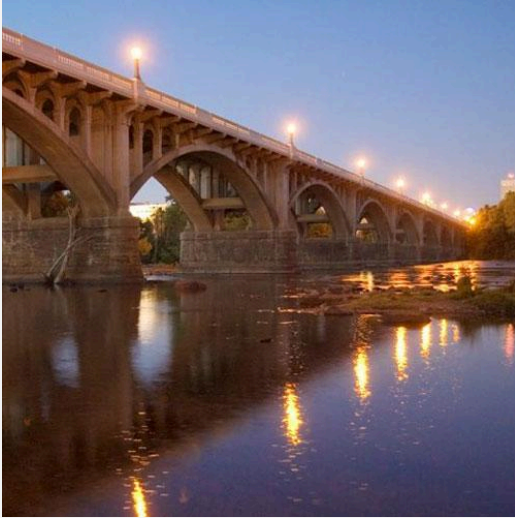
South Carolina State House, Finlay Park, The Koger Center for the Arts

Annual Events:

Famously Hot New Year, Soda City Market

Why You'll Love It:

Walkable city living, close to entertainment, government hubs, and USC.



West Columbia & Cayce, SC

Located just across the Congaree River from downtown, West Columbia and Cayce offer a blend of historic charm and modern convenience. These areas are known for riverfront views and antique shopping along State Street. West Columbia has also become a hub for craft breweries, with Savage Craft Ale Works and The Black Rooster standing out as local favorites.

Population

34,000 (combined)

Median Home Price

\$210,000

Notable Features

Riverwalk Park and Amphitheater

Best For

Families, professionals, and those who love scenic walks along the river.



Lexington, SC

Lexington is one of the fastest-growing areas in the Midlands, known for its excellent schools and family-friendly atmosphere. Located a short drive west of Columbia, it offers a mix of suburban comfort with easy access to the city. Lexington also serves as a gateway to Lake Murray, giving residents access to boating, fishing, and waterfront dining.

Population

22,000

Median Home Price

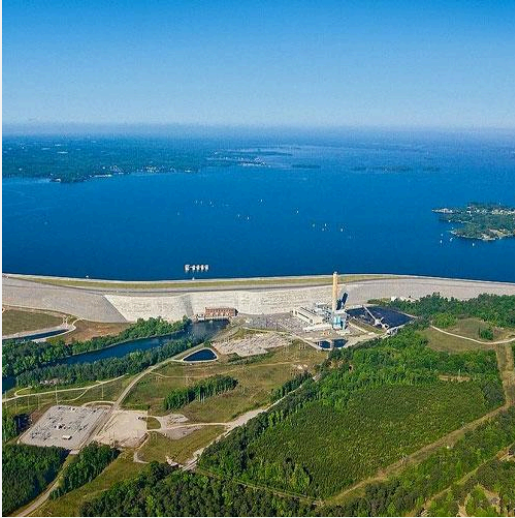
\$275,000

Key Attractions

Icehouse Amphitheater, Lexington Pavilion

Why You'll Love It

Top-rated schools, a close-knit community, and proximity to Lake Murray.



Lake Murray, SC

Known as the “Jewel of South Carolina,” Lake Murray spans 50,000 acres and offers some of the best outdoor recreation in the region. Popular activities include boating, fishing, paddleboarding, and hiking. The surrounding areas attract residents looking for waterfront living and access to vacation-like amenities year-round.

Popular Activities

Boating, kayaking, fishing tournaments, and sunset cruises

Average Home Price on the Lake

\$400,000 - \$600,000

Annual Events

4th of July Boat Parade, Fishing Derbies

Best For

Outdoor enthusiasts and those seeking a relaxed lake lifestyle.



Irmo, SC

Located just northwest of Columbia and along the shores of Lake Murray, Irmo is known for its top-rated schools and strong sense of community. The area offers easy access to Columbiana Centre for shopping and entertainment, along with outdoor activities at Lake Murray. Irmo is also home to the popular Okra Strut Festival, celebrating the town's agricultural roots.

Population

12,000

Median Home Price

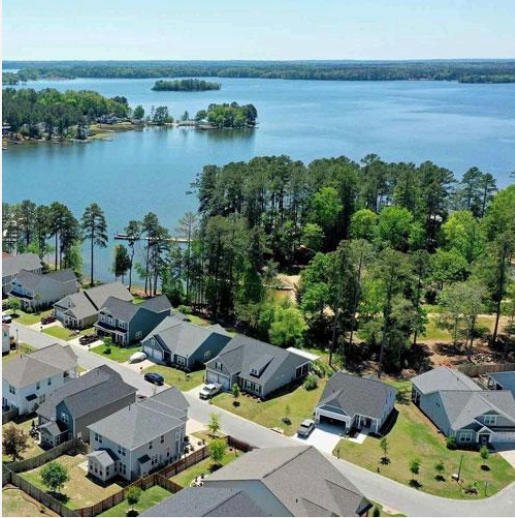
\$260,000

Notable Attractions

Saluda Shoals Park, Columbiana Centre

Why You'll Love It

Family-friendly atmosphere with great schools and lake access.



Chapin, SC

Known as the “Capital of Lake Murray,” Chapin offers a small-town feel with easy access to the lake. Residents enjoy a relaxed pace of life, community events, and a focus on outdoor activities. Chapin also boasts several marinas, making it a haven for boat enthusiasts.

Population

1,800

Median Home Price

\$320,000

Notable Attractions

Crooked Creek Park, Lake Murray Marina

Annual Events

Chapin Labor Day Festival

Best For

Those looking to live near the lake and enjoy the small-town charm.



Northeast Columbia, SC

The Northeast area is known for affordable housing options and proximity to Fort Jackson—making it a popular choice for military families. This fast-growing suburban area offers plenty of amenities, including shopping centers, parks, and amazing recreational spaces.

Population

180,000 (region)

Median Home Price

\$250,000

Notable Attractions

Sandhill Village, Sesquicentennial State Park

Best For

Military families and those seeking affordable housing with suburban amenities.



Leesville, SC

Located to the west of Lake Murray, Leesville offers rural charm and affordable living. The area is known for its antique shops and annual events like the South Carolina Poultry Festival. Leesville provides a slower pace of life, ideal for those seeking peaceful, country living.

Population

5,500

Median Home Price

\$210,000

Best For

Those looking for rural living with access to Lake Murray and small-town amenities.



Elgin, SC

Located northeast of Columbia, Elgin offers a quiet, rural lifestyle with affordable housing options and a strong sense of community. The town has grown steadily due to its proximity to Fort Jackson and downtown Columbia.

Population

1,500

Median Home Price

\$210,000

Best For

Families and professionals seeking tranquil living away from the city.



Camden, SC

The oldest inland city in South Carolina, Camden is rich in history and equestrian culture. It offers historic homes, museums, and horse racing events, such as the Carolina Cup.

Population

7,000

Median Home Price

\$240,000

Key Attractions

Camden Equestrian Park, Camden Revolutionary War Site

Why You'll Love It

A historic town with a love for horses and small-town charm.

Explore the Midlands and Beyond

Columbia and the surrounding areas provide a perfect blend of urban living, suburban comfort, and outdoor adventure. Whether you're looking for a vibrant city experience, lakeside living, or quiet rural charm, the Midlands have it all. From the historic streets of Camden to the boating havens of Lake Murray, there's a community here to suit every lifestyle.

Columbia's neighborhoods and nearby towns each offer a unique experience, and with Southern Dreams Realty, we can help you find the perfect home or investment property in these areas. No matter where you choose to settle, the Midlands offers a high quality of life, friendly neighbors, and plenty of things to do year-round.



Chapter 15:

Your Dream Partner in Real Estate – Sell or Rent with Southern Dreams Realty

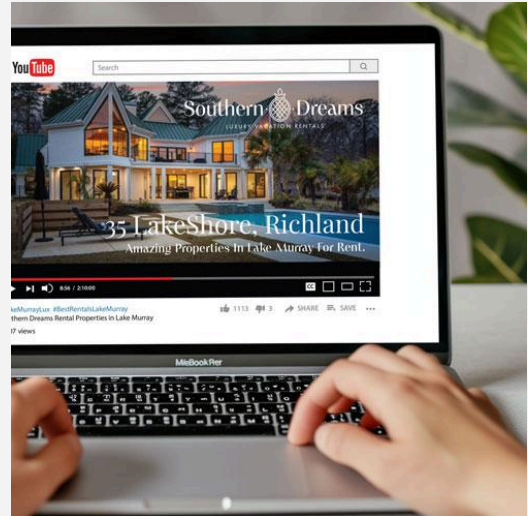
When it comes to selling or renting your property, you need more than just a service—you need a dedicated partner with expertise, care, and a track record of excellence. Southern Dreams Realty is that partner, providing exceptional property management and real estate services in Columbia, SC, and surrounding areas.

Expertise Backed by Years of Experience

With over 18 years of real estate expertise, Southern Dreams Realty brings a wealth of knowledge in local markets, property management, and real estate trends. Whether you're listing a house for sale or managing a rental property, we understand the nuances of the real estate market in Columbia, Lexington and Lake Murray.

Why this matters:

- Sellers benefit from accurate property valuations, ensuring they receive the best price possible.
- Investors enjoy professional guidance when buying and managing rental properties, maximizing their returns.
- Homeowners and tenants are supported by reliable services that make the process smooth and stress-free.



Comprehensive Property Management Services

Managing a property can be time-consuming and overwhelming. Southern Dreams Realty takes the burden off your shoulders with comprehensive property management services, designed to preserve the value of your investment while maximizing your new property's earning potential.

Our Property Management Services Include:

- **Marketing and Tenant Screening:** We use advanced marketing techniques to attract high-quality tenants and perform thorough background checks.
- **Rent Collection and Financial Reporting:** Timely rent collection, with transparent financial reporting for property owners.
- **Maintenance and Vendor Management:** We coordinate with trusted vendors to handle repairs and upkeep.
- **24/7 Emergency Response:** Tenants and owners can count on us for prompt emergency assistance.

Bespoke Personalized Service

We understand that every client is unique. We take the time to get to know your goals and tailor our services to meet your specific needs, whether you're selling your family home or renting out an investment property. Client satisfaction is at the core of everything we do.

What Sets Us Apart:

- **Responsive Communication:** We are always available to answer your questions and keep you updated throughout the process.
- **Customized Marketing Plans:** We craft marketing strategies designed to showcase your property and attract the right buyers or tenants.
- **Attention to Detail:** We treat every property like it's our own, ensuring it receives the care and attention it deserves.

Vacation Rental Expertise in the Heart of South Carolina

Southern Dreams Realty also specializes in managing vacation rentals in the Columbia and Lake Murray areas. We ensure your short-term rental is optimized for guest satisfaction and profitability.

Vacation Rental Services Include:

- **Professional Listings on Popular Platforms:** Your property will be listed on top vacation rental sites for maximum visibility.
- **Guest Communication and Booking Management:** We handle all communication with guests, from booking inquiries to post-stay reviews.
- **Cleaning and Turnover Services:** Our team ensures that your property is spotless and ready for each new guest.

Success Stories and Client Testimonials

Our reputation is built on trust and results. Clients who choose Southern Dreams Realty benefit from a team that goes above and beyond to meet their needs. Whether you're a first-time home seller or a seasoned property investor, you can rest assured that we'll help you achieve your goals.

Ready to Get Started? Choose Southern Dreams Realty

Choosing Southern Dreams Realty means partnering with a team that has the experience, dedication, and local knowledge to help you succeed. Whether you're looking to sell your property or need professional property management services, we're here to make the process smooth, profitable, and stress-free.

Contact Us Today:

123 Dream St, Lexington, SC

(803) 555-1234

SouthernDreamsRealty.com

info@southerndreamsrealty.com

The Southern Dreams Difference: Your Property, Our Priority

When you choose Southern Dreams Realty, you're not just hiring a real estate service—you're gaining a trusted partner who is committed to helping you achieve your dreams. Whether you're selling your home, managing a rental property, or planning to buy in the future, we're with you every step.





Chapter 16:

Your Journey Starts Here – Partner with Southern Dreams Realty

This eBook was designed to serve as your comprehensive guide to everything Columbia, SC, and its surrounding areas have to offer—whether you are relocating, investing, or searching for property management solutions. We've explored the vibrant neighborhoods, thriving communities, attractions, events, and restaurants that make Columbia an exceptional place to call home or to invest. From learning the best ways to care for your property to discovering top vendors and understanding the local real estate market, this book equips you with the tools and insights needed to navigate every step of your real estate journey.



As you've seen throughout this book, Southern Dreams Realty is not just a real estate company—we are partners, advisors, and problem solvers, committed to making your real estate dreams a reality. Whether you need assistance selling a home, managing a rental property, or finding the perfect investment, we have the expertise, dedication, and local knowledge to guide you every step of the way.

Looking for More? Contact Us Today!

If you're ready to explore your next step, whether that's buying your dream home, selling your property for top dollar, or placing your investment in the hands of trusted professionals, Southern Dreams Realty is here to help. We would love to answer any questions you have and discuss how we can meet your unique needs.

Get in touch with us today and let's make your real estate journey simple, smooth, and stress-free.

(803) 555-1234

SouthernDreamsRealty.com
info@southerndreamsrealty.com

Thank you for taking the time to explore our guide to Columbia, SC, and beyond. We hope you found valuable insights and inspiration. With Southern Dreams Realty by your side, your next chapter is only a call away. Whether you're ready to buy, sell, or rent, we look forward to helping you make your dreams a reality.

Welcome to the Southern Dreams Realty family—where your success is our priority. Let's get started!