

ALL FIELDS DETAIL



| | | | |
|----------------------|----------------|------------------------------|----------|
| MLS # | 1410045 | # of Bedrooms | 2 |
| Class | Residential | # of Full Baths | 1 |
| Type | Single Family | # of Half Baths | 0 |
| | -Detached | # of Stories | 1 |
| Area | 052 | Approx Age | 31-50 |
| Subdivision | Other | Parking Type | Detached |
| Listing Price | \$70,000 | Garage | Garage |
| Address | 105 Cedar Lane | Garage Total Capacity | 3 |
| City | Townville | | |
| State | SC | | |
| Zip | 29689 | | |
| Status | Active | | |
| Sale/Rent | For Sale | | |



DIRECTIONS

Directions From I-85, take exit 11 toward Townville, turn right onto Hickory Ridge Rd, slight right onto Smith Chapel Rd, slight right onto Hattons Ford Rd, Hattons Ford Rd becomes Boleman Rd, turn right onto Cedar Ln, home will be on the left.

GENERAL

| | | | |
|-----------------------------------|------------------------|---------------------------------|--|
| Total SQFT Finished/Heated | 1000-1199 | Showing | Call Specified Appointment Center |
| # of Bedrooms Main Level | 2 | Contact # for Appts | 800-746-9464 |
| # Full Baths on Main Lvl | 1 | Enable Schedule-It (Y/N) | No |
| # of BRs Below Grade | 0 | Agent | Nichole Desko - Cell: 864-843-5919 |
| # of Rooms Below Grade | 1 | Agent License ID | 88712 |
| # of Fireplaces | 0 | Listing Office 1 | Meares Property Advisors Inc. - Main: 864-947-2000 |
| Lake Property | Yes | Brokerage License ID | 23129 |
| Lake/Location | Lake Hartwell | Listing Agent 2 | Darron Meares - Cell: 864-444-5361 |
| County | Anderson | Listing Office 2 | Meares Property Advisors Inc. - Main: 864-947-2000 |
| Tax ID Number | 018-04-05-005 | Cumulative DOM | 0 |
| Tax ID | 29689 | Agent Hit Count | 0 |
| Lot Size/Acreage | 1/2 Acre or Less | Client Hit Count | 0 |
| Approx # of Acres | 0.35 | Listing Type | Exclusive Right to Sell |
| Elementary School | Townville | BA | 3% |
| Middle School | Riverside - Anderson 4 | SA | 0% |
| High School | Pendleton | TB | 3% |
| Associated Document Count | 1 | Variable Rate Com | N |
| LeadBased Paint Disc Req? | No | Bonus | N |
| Res. Property Disc. Req? | No | Original Price | \$70,000 |
| Geocode Quality | Exact Match | Listing Date | 1/21/2020 |
| Picture Count | 32 | Input Date | 1/21/2020 11:47 PM |
| IDX Include | Y | Input Date | 1/21/2020 11:47 PM |
| VOW Include | Yes | Price Date | 1/21/2020 |
| VOW Address | Yes | Status Date | 1/21/2020 |
| VOW Comment | Yes | Update Date | 1/21/2020 |
| VOW AVM | Yes | HotSheet Date | 1/21/2020 |
| Update Date | 1/21/2020 11:47 PM | | |

ROOM DIMENSIONS

| | | | |
|-----------------------------|-------|-----------------------------|-------|
| Living Room Size | 15x12 | Kitchen Size | 15x8 |
| Bonus/Rec Rm Size | 14x9 | Master Bedroom Size | 16x10 |
| Bedroom #2 Size | 21x8 | Other Room 1 | Foyer |
| Other Room 1 Size | 10x9 | Laundry Size | 10x10 |
| Deck Size | 44x12 | Living Room (Y/N) | Y |
| Dining Room (Y/N) | N | Breakfast Room (Y/N) | N |
| Kitchen (Y/N) | Y | Great Room (Y/N) | N |
| Den (Y/N) | N | Bonus/Rec Room (Y/N) | Y |
| Master Bedroom (Y/N) | Y | Bedroom #2 (Y/N) | Y |
| Bedroom #3 (Y/N) | N | Bedroom #4 (Y/N) | N |
| Bedroom #5 (Y/N) | N | Laundry (Y/N) | Y |
| Sun Room (Y/N) | N | Screened Porch (Y/N) | N |
| Deck (Y/N) | Y | Patio (Y/N) | N |

FEATURES

| | | | |
|--------------|-------------|-------------------|---------------------|
| STYLE | ROOF | APPLIANCES | DOCS ON FILE |
| Ranch | Metal | Dishwasher | Survey |

FEATURES

| | | | |
|--|---|--|--|
| EXTERIOR FINISH Vinyl Siding | PARKING/GARAGE Detached Garage 2 Cars | Stand Alone Rng-Electric Microwave-Built In | DOCUMENTS WITH OFFER As Is Addendum Copy Earnest Money Check Pre-approve/Proof of Fund |
| LOT DESCRIPTION Lake Sloped Gently Some Trees Water Access Water Front Water View Dock | DRIVEWAY Unpaved | FIREPLACE None | ON INTERNET Yes |
| LAKE PROP FEATURES Dock in Place | INTERIOR FEATURES Ceiling Fan Ceiling Blown Smoke Detector Some Window Trtmnts Walk In Closet Countertops – Laminata Pantry – Walk In | HEATING SYSTEM Electric | GARBAGE PICKUP Private |
| FOUNDATION Crawl Space | MRBED FEATURES Master on Main Lvl | COOLING SYSTEM Central Forced | CONDO REGIME INCLUDES None |
| BASEMENT None | SPECIALTY ROOM Laundry Bonus Room/Rec Room | FLOORS Ceramic Tile Hardwood | HOA / COMMUNITY AMENITIES None |
| EXTERIOR FEATURES Deck Patio Outdoor Fireplace | LAUNDRY 1st Floor Walk-in Dryer – Electric Hookup Multiple Hookups | WATER Public | SHOWING Appointment Only Vacant Lockbox-Electronic |
| | | SEWER Septic | ADDITIONAL FEES None |
| | | WATER HEATER Electric | |
| | | STORAGE SPACE Garage Out Building | |

FINANCIAL

| | | | |
|--------------------------|------------|-------------------------|---------------|
| Total Taxes | \$2,512.51 | Tax Year | 2019 |
| Tax Rate(4%/6%) | 6% | In City | N |
| HOA (Y/N) | N | Short Sale (Y/N) | N |
| Foreclosure (Y/N) | N | Auction (Y/N) | Y |
| Electric Co. | Blue Ridge | Water Co. | Pioneer Rural |

MEMBER REMARKS

Member Remarks PLEASE READ! This is an AUCTION, price is a PLACEHOLDER. Home is in an estate, sold AS-IS, no SDS available. Most interior doors and doorjambes were removed for the previous owner to maneuver a wheelchair. Stairwell in bonus room leads to a 9' x 7' shelter that the previous owner installed. Full auction terms available at www.MPA-SC.com.

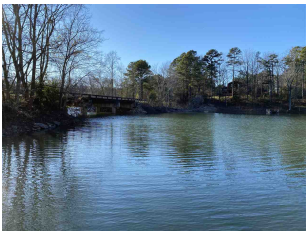
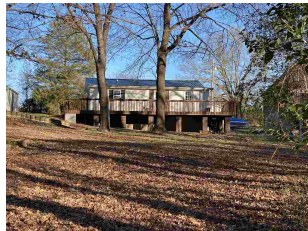
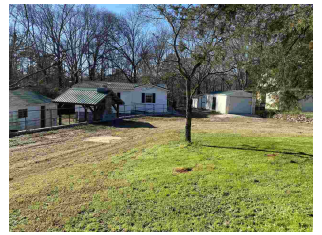
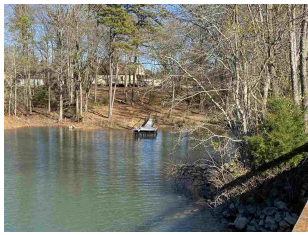
REMARKS

Remarks *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on Wednesday, January 29, 2020 at 12:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process. We pay participating brokers that bring buyers to closing. ***** 105 Cedar Lane in Townville is a two-bedroom, one bathroom, vinyl-sided cottage situated on a ±0.35 acre DOCKED lot on Lake Hartwell. At approximately 1,168 square feet, this property holds tremendous potential to be an amazing lake getaway. The quaint home is in need of interior updates, but has so much to offer on the outside! The peaceful cove is ideal for small watercraft, jet skis, kayaks, or canoes. A 44' x 12' deck overlooks the Corps line and lake. An outdoor fireplace/BBQ pit with awning is perfect for quiet evenings or entertaining guests. A 30' x 20' garage and two outbuildings are already in place to store watercraft. All this and no HOA! Per an email dated May 23, 2019, from a US Corps Ranger, the dock currently in place is in a yellow zone but can be re-permitted.

SYNDICATION REMARKS

Syndication Remarks Listing presented by Meares Property Advisors. Call 864-843-5919 or email Nichole@MPA-SC.com for more information. *****THIS IS A REAL ESTATE AUCTION LISTING (not a foreclosure sale) and the price shown is being used as a placeholder only. This property will be offered at public auction on Wednesday, January 29, 2020 at 12:00 p.m. – come to the auction and bid YOUR price! Contact our agent for more information about the auction process. We pay participating brokers that bring buyers to closing. ***** 105 Cedar Lane in Townville is a two-bedroom, one bathroom, vinyl-sided cottage situated on a ±0.35 acre DOCKED lot on Lake Hartwell. At approximately 1,168 square feet, this property holds tremendous potential to be an amazing lake getaway. The quaint home is in need of interior updates, but has so much to offer on the outside! The peaceful cove is ideal for small watercraft, jet skis, kayaks, or canoes. A 44' x 12' deck overlooks the Corps line and lake. An outdoor fireplace/BBQ pit with awning is perfect for quiet evenings or entertaining guests. A 30' x 20' garage and two outbuildings are already in place to store watercraft. All this and no HOA! Per an email dated May 23, 2019, from a US Corps Ranger, the dock currently in place is in a yellow zone but can be re-permitted.

ADDITIONAL PICTURES





DISCLAIMER

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