

[105 Cedar Ln Townville, SC 29689](#)



<b>Class:</b>	Residential	<b>MLS #:</b>	20224687	<b>Ask Pr:</b>	\$70,000
<b>Type:</b>	Single Family	<b>Area:</b>	105	<b>Status:</b>	Active
<b>Beds:</b>	2	<b>FB:</b>	1	<b>HB:</b>	0
<b>Gar Cap:</b>	3	<b>Gar Type:</b>	Combination, Detached Garage	<b># Stories:</b>	1
<b>SF Range:</b>	1000-1249	<b>LakeFt:</b>	Yes	<b>Lake:</b>	Hartwell
<b>IDX?:</b>	Yes	<b>Age Rng:</b>	31-50 Years	<b>Sale/Rnt:</b>	For Sale

#### GENERAL

<b>List Agt 1:</b>	<a href="#">Nichole Desko</a>	<b>Phone:</b>	864-843-5919
<b>List Cmp 1:</b>	<a href="#">Meares Property Advisors</a>	<b>Phone:</b>	864-947-2000
<b>List Agt 2:</b>	<a href="#">Darron Meares</a>	<b>Phone:</b>	864-947-2000
<b>List Cmp 2:</b>	<a href="#">Meares Property Advisors</a>	<b>Phone:</b>	864-947-2000
<b>Type Listing:</b>	Exclusive Right	<b>Appt Phone:</b>	800-746-9464
<b>Appt Cntr Lnk:</b>		<b>Input Date:</b>	01/21/2020
<b>DOM:</b>	0	<b>TMS#:</b>	<a href="#">018-04-05-005</a>
<b>CDOM:</b>	0	<b>Middle School:</b>	Riverside Middl
<b>Elem School:</b>	Townville Elem	<b>Inside Subdv:</b>	Yes
<b>High School:</b>	Pendleton High	<b>Dev 1st RR:</b>	No
<b>Subdivision:</b>	Shady Cove	<b>Acre Rng:</b>	.25 to .49
<b>County:</b>	Anderson	<b>SubAgt Com:</b>	0%
<b>Var Rt Comm:</b>	No	<b>Int Lot Feat:</b>	
<b>TrnsBk Com:</b>	3%		
<b># Acres:</b>	0.35	<b>Wtr Frt Ft:</b>	
<b>Horses Allwd:</b>		<b>Auction:</b>	Yes
<b>Base Fin SF:</b>		<b>Base Unfin SF:</b>	63
<b># Beds Main:</b>	2	<b># FB Main:</b>	1
<b># Beds Bsmt:</b>	0	<b>Appx Tot SF:</b>	1168
<b>VOW Incl:</b>	Yes	<b>Own of Rcrd:</b>	
<b>VOW Addr:</b>	Yes	<b>VOW Cmnt:</b>	Yes
<b>VOW AVM:</b>	Yes		

#### ROOMS

Room Type	Room Size	Room Level	Room Type	Room Size	Room Level
LivingRoom	15x12	Main Level	Kitchen	15x8	Main Level
Specialty Rm	10x9	Main Level	Laundry Room	10x10	Main Level
Mst Bedrm	16x10	Main Level	Bedroom2	21x8	Main Level
Bonus Room	14x9	Main Level			

#### FEATURES

<b>Style</b>	Cottage	<b>Interior Features</b>	Blinds	<b>Appliances</b>	Dishwasher	<b>Sewer</b>	Septic Tank
<b>Ext Finish</b>	Vinyl Siding	Ceiling Fan		Microwave - Built in		<b>Water</b>	Public Water
<b>Foundation</b>		Ceilings-Knock Down		Range/Oven-Electric		<b>Dock Features</b>	Existing Dock
<b>Crawl Space</b>		Connection - Washer		Water Heater - Electric		<b>HOA Fee Includes</b>	Not Applicable
<b>Basement</b>		Countertops-Laminate		<b>Specialty Rooms</b>	Bonus Room	<b>Documents on File</b>	Recorded Plat
<b>Other - See Remarks</b>		Dryer Connection-Electric		Breakfast Area		Square Footage Sketch	
<b>Roof</b>		Smoke Detector		Laundry Room		Survey/Plat	
<b>Floors</b>		Walk-In Closet		Other - See Remarks		Tax Map	
Ceramic Tile		Walk-In Shower		<b>Master Suite</b>	Not Applicable	<b>Showing Instructions</b>	Appointment Center
Hardwood		<b>Storage Space</b>	Garage	<b>Lot Description</b>	Trees - Mixed	Appointment Only	Electronic Lockbox
<b>Heating System</b>	Electricity	<b>Lake Features</b>	Dock-In-Place	Gentle Slope		Vacant	
Heat Pump		Zone - Yellow		Waterfront			
<b>Cooling System</b>	Central Electric			Water Access			
Heat Pump				Water View			
<b>Exterior Features</b>							
Deck							

Patio  
Vinyl Windows

**Listing Syndication?:** Yes    **Short Sale:** No    **Bank Owned:**No    **USDA:**  
**Add Docs Req:** Yes  
**S/T Rentals Allowed?:**No

#### FINANCIAL

<b>Orig Price:</b> \$70,000	<b>County Taxes:</b> \$2,512.51	<b>City Taxes:</b>
<b>Tax Year:</b> 2019	<b>Tax Rate:</b> 6%	<b>Transfer Fee:</b> no
<b>Trans Fee \$:</b>	<b>HOA YN:</b> No	<b>HOA Mandatory:</b>
<b>Annl HOA \$:</b>	<b>Elec Co:</b> Blue Ridge	<b>Gas Co:</b>
<b>Phone Co:</b>	<b>Water Co:</b> Pioneer Rura	<b>Cable Co:</b>
<b>HiSp Inet:</b>	<b>Own Financing:</b> No	<b>Roll Back Tax Incl:</b>
<b>Directions:</b> 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.		

#### BROKERAGE INFORMATION

<b>List Agt 1:</b> <a href="#">Nichole Desko</a>	<b>Ag1 License:</b> 88712	<b>Ag1 Lic Exp Dt:</b> 06/30/2021
<b>Agt 1 Email:</b> <a href="mailto:Nichole@mpa-sc.com">Nichole@mpa-sc.com</a>	<b>Phone:</b> 864-843-5919	<b>Board Affil:</b> WUAR
<b>Head Broker:</b> Darron Meares	<b>HB License:</b> 74072	<b>HB Lic Exp Dt:</b> 06/30/2020
<b>Office Name:</b> <a href="#">Meares Property Advisors</a>	<b>Phone:</b> 864-947-2000	
<b>Office Addrss:</b> 315 Eastview Road Pelzer, SC 29669		

#### REMARKS

**Public:** \*\*\*\*\*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 DOKED 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.

**Private:** 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 doorjams 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](http://www.MPA-SC.com).

#### Property History

#### Property Marketing History

MLS #: [20224687](#)

[105 Cedar Ln](#)  
[Townville, SC 29689](#)

Residential

DOM: 0



Price	Activity	Pr History	Change Type	When Changed	Modified By
1 \$70,000	New Listing	\$70,000	A -> \$70,000	01/21/20 09:06 PM	<a href="#">nicholedesko</a>

MLS #: [20161972](#)

[105 Cedar Ln](#)  
[Townville, SC 29689](#)

Residential

DOM: 12



Price	Activity	Pr History	Change Type	When Changed	Modified By
1 \$114,500	Sold	\$114,500	(\$114,500)	03/10/15 12:00 AM	
2 \$114,500	Pending		A -> P	02/25/15 12:00 AM	<a href="#">capers</a>
3 \$114,500	Active		-> A	02/09/15 12:00 AM	<a href="#">capers</a>

MLS #: [98182](#)

[105 Cedar Ln](#)  
[Townville, SC 29689](#)

Residential

DOM: 596

Price	Activity	Pr History	Change Type	When Changed	Modified By
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1	\$122,000 Sold	<b>\$122,000</b>	(\$122,000)	04/18/05 12:00 AM	
2	\$122,000 Expired		A -> X	12/31/04 12:00 AM	
3	\$122,000 Price Decreased	\$132,900	141000 -> 132900	10/03/04 12:00 AM	<a href="#">244</a>
4	\$122,000 Back On Mkt		X -> A	09/10/04 12:00 AM	<a href="#">HANNAHBO</a>
5	\$122,000 Expired		-> X	08/29/04 12:00 AM	<a href="#">73355</a>
6	\$122,000 Price Decreased	\$141,000	149500 -> 141000	07/07/04 12:00 AM	<a href="#">244</a>

## Photos

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\$70,000





