

[116 Botany Slopes Rd Piedmont, SC 29673](#)



Class:	Residential	MLS #:	20249825	Ask Pr:	\$259,116
Type:	Single Family	Area:	104	Status:	Active
Beds:	3	FB:	2	HB:	0
Gar Cap:	2	Gar Type:	Attached Garage, Combination, Detached Carport	# Stories:	1
SF Range:	1500-1749	LakeFt:	No	Lake:	
IDX?:	Yes	Age Rng:	31-50 Years	Sale/Rnt:	For Sale

GENERAL

List Agt 1:	Nichole Zales	Phone:	(864) 843-5919
List Cmp 1:	Meares Property Advisors	Phone:	864-947-2000
List Agt 2:	Darron Meares	Phone:	(864) 642-2196
List Cmp 2:	Meares Property Advisors	Phone:	864-947-2000
Type Listing:	Exclusive Right	Appt Phone:	800-746-9464
Appt Cntr Lnk:		Input Date:	04/14/2022
Drone VT:		VT:	Click Here
Unbranded VT:	Click Here	TMS#:	216-02-01-018
DOM:	0	TMS 2 #:	216-02-01-022
Builder Name:		Middle School:	Wren Middle
Elem School:	Wren Elem	Inside Subdv:	Yes
High School:	Wren High	Dev 1st RR:	No
Subdivision:	Botany Slopes	Acre Rng:	1-3.99
County:	Anderson	SubAgt Com:	0%
Var Rt Comm:	No	Int Lot Feat:	
TrnsBk Com:	3%	Appx Tot SF:	1568
# Acres:	1.78	# Bths Bsmt:	
Horses Allwd:	No	Appx Tot SF:	1568
# Beds Main:	3	# Bths Bsmt:	
VOW Incl:	Yes	VOW Cmnt:	Yes
VOW Addr:	Yes	VOW AVM:	Yes

ROOMS

<u>Room Type</u>	<u>Room Size</u>	<u>Room Level</u>	<u>Room Type</u>	<u>Room Size</u>	<u>Room Level</u>
LivingRoom	21x13	Main Level	DiningRoom	13x13	Main Level
Kitchen	15x13	Main Level	Sun Room	11x10	Main Level
Mst Bedrm	13x13	Main Level	Bedroom2	17x14	Main Level
Bedroom3	12x9	Main Level	Screened Porch	30x10	Main Level
Laundry Room	8x8	Main Level			

FEATURES

Style Ranch	Interior Features Attic Stairs-Disappearing Ceiling Fan Ceilings-Blown Countertops-Laminate Countertops-Solid Surface Dryer Connection-Electric Electric Garage Door Fireplace Smoke Detector	Appliances Dishwasher Range/Oven-Electric Refrigerator Trash Compactor Water Heater - Electric	Sewer Septic Tank
Ext Finish Brick	Storage Space Outbuildings	Specialty Rooms Formal Dining Room Laundry Room Sun Room	Water Public Water
Foundation Crawl Space		Master Suite Full Bath Master on Main Level Shower Only	Documents on File Lead Based Paint Discl.
Basement No/Not Applicable		Lot Description Level	Showing Instructions Appointment Center Appointment Only Electronic Lockbox Vacant
Roof Metal			
Floors Carpet Laminate Vinyl			
Heating System Natural Gas			
Cooling System Central Electric			
Exterior Features Driveway - Other Fenced Yard			

Porch-Front
 Porch-Screened
 Vinyl Windows

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

FINANCIAL

Orig Price: \$259,116	County Taxes: 318.94	City Taxes:
Tax Year: 2021	Tax Rate: 6%	Transfer Fee: no
Trans Fee \$:	HOA YN: No	HOA Mandatory:
Annl HOA \$:	Elec Co: Duke	Gas Co: Fort Hill
Phone Co:	Water Co: Powdersville	Cable Co:
HiSp Inet:	Own Financing: No	Roll Back Tax Incl:
Directions: From Piedmont, head northwest on SC-86, turn left onto Cason Road, turn right onto Botany Slopes Road, home is on the right.		

BROKERAGE INFORMATION

List Agt 1: Nichole Zales	Ag1 License: 88712	Ag1 Lic Exp Dt: 06/30/2023
Agt 1 Email: Nichole@mpa-sc.com	Phone: (864) 843-5919	Board Affil: WUAR
Head Broker: Darron Meares	HB License: 74072	HB Lic Exp Dt: 06/30/2022
Office Name: Meares Property Advisors	Office License: 23129	Phone: 864-947-2000
Office Addrss: 315 Eastview Road Pelzer, SC 29669		

REMARKS


Public: 116 Botany Slopes Road in Piedmont is a unique opportunity to own two homes on two parcels that hold a multitude of possibilities for an owner occupant or investor. The first parcel (216-02-01-018) features a three-bedroom, two-bathroom brick ranch home situated on an approximately 0.86 acre lot. The second parcel (216-02-01-022) lies directly behind the brick ranch and currently shares the driveway and water line. This parcel houses a well maintained 2011 mobile home that will convey with sale on an approximately 0.91 acre, fenced lot. This property could potentially have entry from Cason Road with the proper clearing of the access road behind the parcel. The brick ranch features an all-weather sunroom along with a screened porch overlooking the backyard. There is also a two-car attached garage, a detached one-car carport, a detached two-car carport, and three small outbuildings on this parcel. *****THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. All pre-auction offers will be submitted and reviewed. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Friday, May 6, 2022, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. This is an estate and the property is selling AS-IS with NO contingencies.*****

Private: Includes TMS 216-02-01-018 and 216-02-01-022. PLEASE review associated docs. Selling AS-IS with NO contingencies. This is an estate, no SDS is available This is not a foreclosure; buyer will receive clear title at closing. This property will be offered at public auction Friday, May 6, 2022, at 12:00 p.m. All pre-auction offers will be submitted and reviewed.

Property History

Property Marketing History

MLS #: [20249825](#) [116 Botany Slopes Rd](#) **Residential** **DOM: 0**
[Piedmont, SC 29673](#)

	Price	Activity	Pr History	Change Type	When Changed	Modified By
	1 \$259,116	New Listing	\$259,116	A -> \$259,116	04/14/22 05:17 PM	nicholedesko

Photos

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