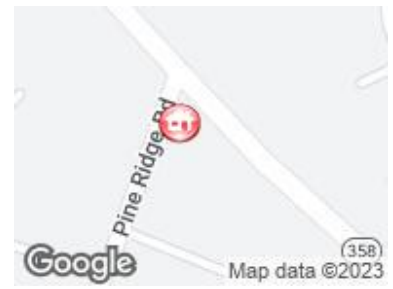


**ALL FIELDS DETAIL**



**MLS #** 1500830  
**Class** Residential  
**Type** Single Family  
**Area** 015  
**Subdivision** Other  
**Listing Price** \$185,000  
**Address** 619 Holly Springs Road  
**City** Lyman  
**State** SC  
**Zip** 29365  
**Status** Active  
**Sale/Rent** For Sale

**# of Bedrooms** 3  
**# of Full Baths** 2  
**# of Half Baths** 0  
**# of Stories** 1  
**Approx Age** 50+  
**Parking Type** Attached Garage  
**Garage Total Capacity** 1  
**Virtual Tour** Virtual Tour  
**Non-Branded Virtual Tour** Non-Branded Virtual Tour



**DIRECTIONS**

**Directions** From US-29, head north on Pine Ridge Road, turn right onto Holly Springs Road, home will be on the right.

**GENERAL**

|   |                  |                                      |  |
|---|------------------|--------------------------------------|--|
| <b>Total SQFT Finished/Heated</b>       | 1200-1399        | <b>Showing</b>                       | Call Specified Appointment Center                  |
| <b>Below Grade Finished Sq Ft Range</b> | None             | <b>Contact # for Appts/Questions</b> | 800-746-9464                                       |
| <b>Other Rooms Finished Sq Ft Range</b> | None             | <b>Agent</b>                         | Nichole Zales - Cell: 864-843-5919                 |
| <b>Unfinished Sq Ft Range</b>           | None             | <b>Agent License ID</b>              | 88712  |
| <b># of Bedrooms Main Level</b>         | 3                | <b>Listing Office 1</b>              | Meares Property Advisors Inc. - Main: 864-947-2000 |
| <b># Full Baths on Main Lvl</b>         | 2                | <b>Brokerage License ID</b>          | 23129  |
| <b># of BRs Below Grade</b>             | 0                | <b>Listing Agent 2</b>               | Darron Meares - Cell: 864-444-5361                 |
| <b># of Rooms Below Grade</b>           | 0                | <b>Listing Office 2</b>              | Meares Property Advisors Inc. - Main: 864-947-2000 |
| <b># of Fireplaces</b>                  | 0                | <b>Cumulative DOM</b>                | 0  |
| <b>County</b>                           | Spartanburg      | <b>Agent Hit Count</b>               | 0  |
| <b>Tax ID Number</b>                    | 5-11-13-006.00   | <b>Client Hit Count</b>              | 0  |
| <b>Tax ID</b>                           | 5-11-13-006.00   | <b>Listing Type</b>                  | Exclusive Right to Sell                            |
| <b>Lot Size/Acreage</b>                 | 1/2 Acre or Less | <b>BA%/\$</b>                        | 3%   |
| <b>Approx # of Acres</b>                | 0.41             | <b>SA%/\$</b>                        | 0%   |
| <b>Elementary School</b>                | Lyman            | <b>TB%/\$</b>                        | 3%   |
| <b>Middle School</b>                    | DR Hill          | <b>Variable Rate Com</b>             | N  |
| <b>High School</b>                      | James F. Byrnes  | <b>Bonus</b>                         | N  |
| <b>Associated Document Count</b>        | 5                | <b>Original Price</b>                | \$185,000  |
| <b>LeadBased Paint Disc Req?</b>        | Yes              | <b>Listing Date</b>                  | 6/10/2023  |
| <b>Res. Property Disc. Req?</b>         | No               | <b>Input Date</b>                    | 6/10/2023 11:48 PM                                 |
| <b>Geocode Quality</b>                  | Exact Match      | <b>Input Date</b>                    | 6/10/2023 11:48 PM                                 |
| <b>Picture Count</b>                    | 29               | <b>Price Date</b>                    | 6/10/2023  |
| <b>On Internet</b>                      | Yes              | <b>Status Date</b>                   | 6/10/2023  |
| <b>IDX Include</b>                      | Y                | <b>Update Date</b>                   | 6/10/2023  |
| <b>VOW Include</b>                      | Yes              | <b>HotSheet Date</b>                 | 6/10/2023  |
| <b>VOW Address</b>                      | Yes              | <b>Update Date</b>                   | 6/10/2023 11:51 PM                                 |
| <b>VOW Comment</b>                      | Yes              |                                      |  |
| <b>VOW AVM</b>                          | Yes              |                                      |  |

**ROOM DIMENSIONS**

|                                    |       |                             |       |
|------------------------------------|-------|-----------------------------|-------|
| <b>Approx. Living Room Size</b>    | 16x12 | <b>Living Room Level</b>    | Main  |
| <b>Approx. Dining Rm Size</b>      | 14x12 | <b>Dining Room Level</b>    | Main  |
| <b>Approx. Kitchen Size</b>        | 14x12 | <b>Kitchen Level</b>        | Main  |
| <b>Approx. Master Bedroom Size</b> | 13x11 | <b>Master Bedroom Level</b> | Main  |
| <b>Approx. Bedroom #2 Size</b>     | 12x11 | <b>Bedroom #2 Level</b>     | Main  |
| <b>Approx. Bedroom #3 Size</b>     | 12x11 | <b>Bedroom #3 Level</b>     | Main  |
| <b>Approx. Laundry Size</b>        | 12x4  | <b>Approx. Patio Size</b>   | 23x14 |
| <b>Living Room (Y/N)</b>           | Y     | <b>Dining Room (Y/N)</b>    | Y     |
| <b>Breakfast Room (Y/N)</b>        | N     | <b>Kitchen (Y/N)</b>        | Y     |
| <b>Great Room (Y/N)</b>            | N     | <b>Den (Y/N)</b>            | N     |
| <b>Bonus/Rec Room (Y/N)</b>        | N     | <b>Master Bedroom (Y/N)</b> | Y     |
| <b>Bedroom #2 (Y/N)</b>            | Y     | <b>Bedroom #3 (Y/N)</b>     | Y     |
| <b>Bedroom #4 (Y/N)</b>            | N     | <b>Laundry (Y/N)</b>        | Y     |
| <b>Sun Room (Y/N)</b>              | N     | <b>Patio (Y/N)</b>          | Y     |

**FEATURES**

|              |                       |                   |                     |
|--------------|-----------------------|-------------------|---------------------|
| <b>STYLE</b> | <b>PARKING/GARAGE</b> | <b>APPLIANCES</b> | <b>DOCS ON FILE</b> |
| Ranch        | Door Opener           | Dishwasher        | SQFT Sketch         |

## FEATURES

### EXTERIOR FINISH

Brick Veneer-Partial  
Vinyl Siding

### LOT DESCRIPTION

Fenced Yard  
Level  
Some Trees

### FOUNDATION

Crawl Space

### BASEMENT

None

### EXTERIOR FEATURES

Patio  
Porch-Front  
Tilt Out Windows  
Vinyl/Aluminum Trim

### ROOF

Composition Shingle

Yard Door  
Attached Garage 1 Car

### DRIVEWAY

Paved

### INTERIOR FEATURES

Attic Stairs Disappearing  
Ceiling Fan  
Ceiling Blown  
Countertops-Solid Surface  
Window Trmnts-Some Remain  
Countertops – Laminate

### MRBED FEATURES

Full Bath  
Master on Main Lvl  
Tub/Shower

### SPECIALTY ROOM

None

### LAUNDRY

1st Floor  
Garage/Storage  
Dryer – Electric Hookup

Refrigerator  
Stand Alone Rng-Smooth Tp  
Microwave-Built In

### FIREPLACE

None

### HEATING SYSTEM

Forced Air

### COOLING SYSTEM

Central Forced

Electric

### FLOORS

Ceramic Tile  
Wood

### WATER

Public

### SEWER

Other/See Remarks

### WATER HEATER

Electric

### STORAGE SPACE

None

### DOCUMENTS WITH OFFER

As Is Addendum  
Copy Earnest Money Check  
Specified Sales Contract

### POSSESSION

At Close

### GARBAGE PICKUP

Public

### HOA Fee Includes

None

### Community Amenities

None

### SHOWING

Appointment/Call Center  
Vacant  
Lockbox-Electronic

### ADDITIONAL FEES

None

## FINANCIAL

**Total Taxes** \$2,710.25  
**Tax Rate(4%/6%)** 6%  
**HOA (Y/N)** N  
**Foreclosure (Y/N)** N

**Tax Year** 2022  
**In City** Y  
**Short Sale (Y/N)** N  
**Auction (Y/N)** Y

## MEMBER REMARKS

**Member Remarks** PLEASE review associated docs. Selling AS-IS with NO contingencies. This is not a foreclosure; buyer will receive clear title at closing. This property will be offered at public auction Friday, July 7, 2023, at 1:00 p.m. All pre-auction offers will be submitted and reviewed.

## REMARKS

**Remarks** 619 Holly Springs Road is a charming brick and vinyl-sided ranch in fast-growing Lyman, SC. This three-bedroom, two-bathroom home features hardwood floors, a Jack-and-Jill bathroom, and fenced backyard. Relax in the kitchen/dining combination, on the covered patio, or under the shade trees in the backyard. The owner's suite features a full bathroom while the two additional bedrooms share the Jack-and-Jill. At nearly a half an acre with no HOA, this property is full of possibilities!\*\*\*\*\*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, July 7, 2023, at 1:00 p.m., preview begins at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. This home is selling AS-IS with NO contingencies. \*\*\*\*\*

## SYNDICATION REMARKS

**Syndication Remarks** Listing presented by Meares Property Advisors. Call 864-843-5919 or visit [www.MPA-SC.com](http://www.MPA-SC.com) for more information. 619 Holly Springs Road is a charming brick and vinyl-sided ranch in fast-growing Lyman, SC. This three-bedroom, two-bathroom home features hardwood floors, a Jack-and-Jill bathroom, and fenced backyard. Relax in the kitchen/dining combination, on the covered patio, or under the shade trees in the backyard. The owner's suite features a full bathroom while the two additional bedrooms share the Jack-and-Jill. At nearly a half an acre with no HOA, this property is full of possibilities!\*\*\*\*\*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, July 7, 2023, at 1:00 p.m., preview begins at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. This home is selling AS-IS with NO contingencies. \*\*\*\*\*

## ADDITIONAL PICTURES





**DISCLAIMER**

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