## 1903 River Rd Piedmont, SC 29673



Class: Residential Single Family Type: **Beds:** 

Gar Cap:

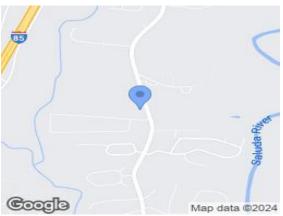
SF Range: 1750-1999

IDX?: Yes MLS #: 20274466 104 Area: FB:

Gar Type: Attached Carport

LakeFt: No

Age Rng: Over 50 Years



Ask Pr: \$389,900 Status: Active HB: # Stories: 1 Lake:

Sale/Rnt: For Sale

#### **GENERAL**

List Agt 1: Nichole Zales

List Cmp 1: Meares Property Advisors

List Agt 2: **Darron Meares** 

List Cmp 2: Meares Property Advisors

Type Listing: Exclusive Right

**Appt Cntr Lnk:** 

**CDOM:** 0 DOM:

**Elem School:** Powdersvil Elem Powdersville High School

Anderson

No

**High School:** Subdivision:

County:

Var Rt Comm:

Lot #:

# Acres:

Horses Allwd:

# Beds Main:

**VOW Incl:** 

Int Lot Feat: 6.00 Wtr Frt Ft:

Auction:

# FB Main: VOW Addr: Yes Yes

Yes 2

Buy Agt Comm:

**Inside City:** 

Phone: (864) 843-5919 Phone: (864) 947-2000 Phone: (864) 444-5361 Phone: (864) 947-2000 Appt Phone: 800-746-9464 Input Date: 05/02/2024

239-00-03-002-000 TMS#: Middle School: Powdersville Mi

Inside Subdv: No Dev 1st RR: No Acre Rng: 5-10 TrnsBk Com: 3%

1904 Appx Tot SF:

# Bths Bsmt:

VOW Cmnt: VOW AVM: Yes Yes

**ROOMS** 

Room Type	Room Size	Room Level	Room Type	Room Size	Room Level
LivingRoom	18x12	Main Level	DiningRoom	13x12	Main Level
Kitchen	13x12	Main Level	Den	18x12	Main Level
Mst Bedrm	15x12	Main Level	Bedroom2	13x10	Main Level
Bedroom3	14x10	Main Level	Bedroom4	12x10	Main Level
Screened Porch	27x9	Main Level			

No

# **FEATURES**

**Style** Ranch **Ext Finish** 

**Brick Foundation** Crawl Space

**Basement** No/Not Applicable

Roof

Composition Shingles

**Floors** Hardwood Vinyl

**Heating System** Natural Gas **Cooling System** 

Central Electric **Exterior Features** 

Porch-Front Porch-Screened Tilt-Out Windows Vinyl Windows

# **Interior Features**

Attic Stairs-Disappearing Ceilings-Blown Ceilings-Smooth Countertops-Laminate Dryer Connection-Electric Fireplace-Gas Connection Gas Logs Walk-In Closet Washer Connection Storage Space

**Electricity** Electric company/co-op

# **Appliances**

Microwave - Countertop Range/Oven-Electric Refrigerator Water Heater - Electric **Specialty Rooms** 

Living/Dining Combination **Master Suite** 

Full Bath Master on Main Level Walk-In Closet

**Utilities on Site** Flectric Natural Gas **Public Water** Septic

Lot Description Trees - Mixed

Level Shade Trees Wooded

## Sewer

Septic Tank Water Public Water **HOA Fee Includes** 

Not Applicable **Documents on File** 

Lead Based Paint Discl. Seller Disclosure Showing Instructions

Appointment Center Appointment Only

Vacant

Listing Syndication?: Yes S/T Rentals Allowed?:

**Short Sale:** 

Floored Attic

Bank Owned: No

**USDA:** 

#### **FINANCIAL**

no

Fort Hill

Orig Price: \$389,900 **County Taxes:** 643.03 **City Taxes:** Tax Year: 2023 Tax Rate: 4% **Transfer Fee:** Trans Fee \$: HOA YN: No **HOA Mandatory:** 

Anni HOA \$: Elec Co: Duke Gas Co:

**Phone Co:** Water Co: Powdersville Cable Co: **Directions:** 

From I-85, head south on River Road, property will be on the right in approximately 1.5 miles.

**BROKERAGE INFORMATION** 

List Agt 1: 06/30/2025 Nichole Zales Agt 1 License: 88712 Ag1 Lic Exp Dt: Agt 1 Email: Nichole@mpa-sc.com Phone: (864) 843-5919 **Board Affil:** WUAR Office Name: Meares Property Advisors Office License: 23129 Phone: (864) 947-2000 Office Addrss: 315 Eastview Road

Pelzer, SC 29669

## **REMARKS**

#### **Public:**

1903 River Road in Piedmont is an investor or owner-occupant opportunity. This four-bedroom, two full-bathroom brick ranch is situated on approximately six beautiful acres. Less than two miles from I-85, in the sought-after Anderson One school district, this location is more than ideal! The Anderson School District One Board of Trustees recently announced that a new school, Oak Hill Elementary, is projected to be open nearby in Fall 2026. This home is mid-renovation: interior demolition work has begun and major components were installed in 2023. All new Champion vinyl windows with transferrable warranty have been installed. New Goodman gas furnace and electric central air with whole house duct work and whole house filter have been installed. New 50-gallon electric water heater and hut installed. Washer and dryer hookups moved from utility closet in the carport to screened porch for ease of access. Termite treatment, moisture barrier, and all new foundation vents. Hardwood floors are present in all four bedrooms. This property appraised for \$367,000 in March 2023, prior to major component upgrades. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. This property is available for sale only and will be offered at public auction on Wednesday, May 22, 2024, at 12:00 p.m., preview begins at 11:00 a.m. Property will be offered in three lots: Lot 1 - the home on approximately three acres, Lot 2 - approximately three acres along the northern boundary, or Lot 3 - the home and all six acres remaining as the original parcel. This is not a foreclosure; the new owner will receive a clear title at closing. This property is selling AS-IS with NO contingencies.\*\*\*\*

## **Private:**

Owner agent property. Review associated docs - selling AS-IS with NO contingencies. This is not a foreclosure; the buyer will receive a clear title at closing. This property will be offered at a public auction on Wednesday, May 22, 2024, at 12:00 p.m. Property will be offered in three lots: Lot 1 - the home on approximately three acres, Lot 2 - approximately three acres along the northern boundary, or Lot 3 - the home and all six acres remaining as the original parcel.

**Photos** 

MLS#: 20274466 1903 River Rd \$389,900













