



# 109 Cooper Drive, Simpsonville, 29681, SC

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**Price - \$483,000**

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
3	2	2199	2.2200	1975	109 Days

## Features

### Floors

#### Heating

- Heat Pump

- Carpet
- Vinyl
- Luxury Vinyl Tile/Plank

#### Roof

- Architectural

## Laundry Features

- 1st Floor

- Walk-in
- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

### Security Features

- Smoke Detector(s)

### Appliances

- Dishwasher
- Range
- Electric Water Heater

### Interior Features

- Bookcases
- Ceiling Fan(s)
- Ceiling - Blown
- Ceiling - Smooth
- Laminate Counters

### Utilities

- Underground Utilities
- Cable Available

### Community Features

- None

### Fireplace Features

- Wood Burning
- Masonry

### Window Features

- Window Treatments
- Storm Window(s)

### Lot Features

- 2 - 5 Acres
- Sloped
- Few Trees

### Other

- Heat Pump
- None
- Attic Stairs  
Disappearing
- Accessible Entrance
- Accessible Approach  
with Ramp

### Style

- Ranch

## Description

Welcome to this one-owner, full-brick classic nestled on a beautiful 2+ acre homesite. With no HOA, you'll enjoy the freedom to personalize and use the property as you wish. From the rocking chair front porch to the spacious back deck, this move-in ready older home offers a rare opportunity to create your dream retreat. Inside, a wood-burning fireplace with a custom black walnut mantle and built-in bookshelves creates a warm, inviting atmosphere. A dedicated office provides a quiet workspace for remote professionals or hobbyists, and versatile flex space to fit your lifestyle - think homeschool area or playroom. There's ample parking for trailers, ATVs, or outdoor equipment, and a private entrance from the carport into the mudroom/laundry room makes unloading groceries a breeze. With recent updates like LVP flooring, a new electrical panel, some updated light fixtures and crawl space plumbing done several years ago, the work has already begun. There is no lack of storage thanks to the attic, carport storage room, and workshop. Don't miss the generously sized garage/workshop. The space is perfect for woodworking, car projects, or even a home business. Adjacent is a covered RV shed complete with power, water, and septic hookup – ideal for guest overflow. Add a generator and this area could serve as a well-equipped retreat during a power outage. Whether you dream of raising chickens, starting a garden, or simply having outside space, this property is a rare find that offers endless possibilities. Conveniently located near Simpsonville or Fountain Inn, and just 15 minutes from the new BMW Battery Plant in Woodruff. Enjoy peaceful living with access to shopping, dining, schools, and healthcare just minutes away. Bring your vision and enjoy peaceful country living with modern convenience!

## SEE THIS PROPERTY



### **James Schiller**

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### **Check On Site**



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### **Location**



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