



120 Lonesome Valley Road, Westminster, 29693, SC

https://searchrealestate.co/properties/120-lonesome-valley-road/westminster/sc/29693/MLS_ID_1518777



Price - \$4,500,000

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
5	4	3999	110.0000	2001	436 Days

Features

Exterior

- Outdoor Fireplace
- Water Feature
- Dock
- Other

Cooling

- Central Air

Heating

- Forced Air
- Electric

Floors

Laundry Features

- Washer Hookup
- 1st Floor
- Walk-in
- Electric Dryer Hookup
- Multiple Hookups
- Laundry Room

- Ceramic Tile
- Wood
- Carpet

Roof

- Metal

Interior Features

- Granite Counters
- Open Floorplan
- High Ceilings
- Ceiling Fan(s)
- Tray Ceiling(s)
- Ceiling - Smooth
- Walk-In Closet(s)
- Pantry
- Central Vacuum
- Ceiling – Dropped

Lot Features

- Sloped
- Few Trees
- Over 100 Acres
- Wooded
- Corner Lot
- Other

Appliances

- Dishwasher
- Refrigerator
- Dryer
- Washer
- Electric Cooktop
- Electric Water Heater

Window Features

- Window Treatments
- Insulated Windows

Security Features

- Prewired
- Security System Owned

Fireplace Features

- Free Standing

Community Features

- None

Utilities

- Cable Available

Style

- Other
- Rustic
- Transitional

Other

- Creek
- Mountain(s)
- Pond
- None
- Electric
- Water Access
- Propane
- Multi-Units
- Lake
- Other

- Other

Description

This 110 +/- Acre tract is truly a very rare offering, located in the "Golden Corner" of South Carolina, Oconee County. This offering includes the 77.33+/- acre TMS parcel #306-00-01-008 and also the 33.3+/- acre TMS parcel # 306-00-01-010 and all improvements thereon. The improvements are almost too numerous to mention and include a custom built, 3942 +/- Sq. Foot, 5 bedroom, 4 bath owner's home, a second, 1 Bedroom, 2 Bath "lake lodge" residence complete with full camper connection, and multiple outbuildings including a 2400+/- Sq. Ft., red iron and steel shop. Among the numerous features of the primary residence include the complete, single level living space design with Master on Main along with all the other bedrooms! Plus that 22' X 21' FLEX/FLEX/bed/or specialty room upstairs with its own full bath. All the rooms downstairs feature high ceilings throughout including trays and crown as you would expect. There is a little sheetrock here and there, but most of the walls are upgraded pine, popular, and cedar. In fact, all the closets feature true cedar plank walls. Floors are hardwood or tile throughout except for the FLEX. Be advised, there is some minor deferred maintenance like interior paint on this beautiful 2001 custom build, but with the solid bones and the rest of the estate, this is minor "lipstick" and well worth the effort. The Square footage is per the plans and if significant, please measure. Those plans were modified from the 2-car garage plan shown to the 3 car version "as built" for instance. The heating (and cooling) is via electric heat pumps however there is also tertiary backup systems for heat via propane and wood. With over 2000' road frontage on Dr. Johns Rd., 2300' road frontage on Lonesome Valley Rd., and another 600+' road frontage on Lake Breeze Way, ingress and egress onto these two parcels is almost unlimited. Improvements on the site also includes a 2 3/4 +/- acre fishing and swimming pond with pond house (Measurements were made using Oconee County's Parcel Viewer Measurement Tool - If significant, please verify). That pond is fed by 2 streams assuring a full pond even during the worst of drought conditions. Yet another PLUS: Lonesome Valley Rd. runs parallel with Mullins Ford Landing Rd. and Mullins Ford Landing is a public access point to Lake Hartwell and is basically one street away from your private estate! The boat launch is on the opposite side of the ridge line on Mullins Ford Landing Rd. so there should be no noise from that boat launch. There is city water on site with septic tanks for sewer (for all of the buildings, even the shop which has its own bathroom as well). No extra sewer fees and of course, no HOA or fees. An estate of this caliber and location do not come on the market very often! So come check it out today and make it yours before someone else does!

SEE THIS PROPERTY



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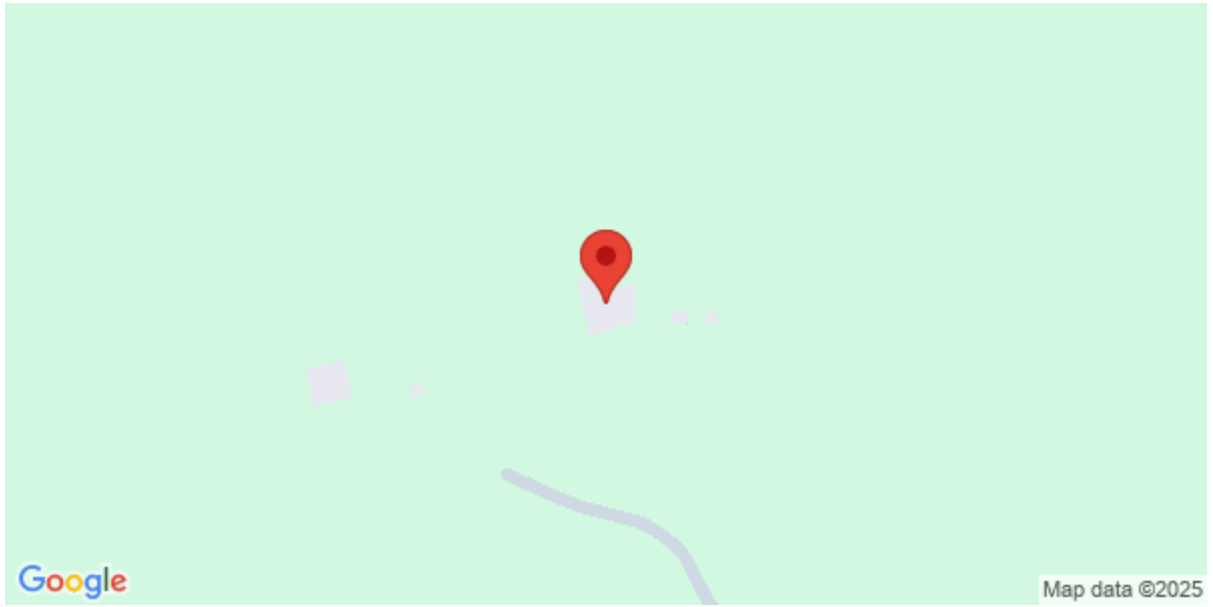
Email: jameseschiller@gmail.com

Check On Site



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Location



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