



120 Lonesome Valley Road, Westminster, 29693, SC

https://searchrealestate.co/properties/120-lonesome-valley-road/westminster/sc/29693/MLS_ID_1518793



Price - \$4,500,000

Lot Size DOM

110.0000 435 Days

Features

Utilities

- Phone Available
- Water Available
- Cable Available

Lot Features

- Pasture
- Open Lot
- Interior Lot
- Over 100 Acres
- Additional Acreage
- Wooded
- Rural

Community Features

- Other
- Neighborhood Lake/Pond
- Path
- Dock
- Horses Permitted

Other

- Creek
- Mountain(s)
- Spring
- Pond

Description

Owner Financing Possible! Call for details, please! 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 $\frac{3}{4}$ +/- 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



James Schiller

Realtor, Brand Name Real Estate

Phone: 18434788061

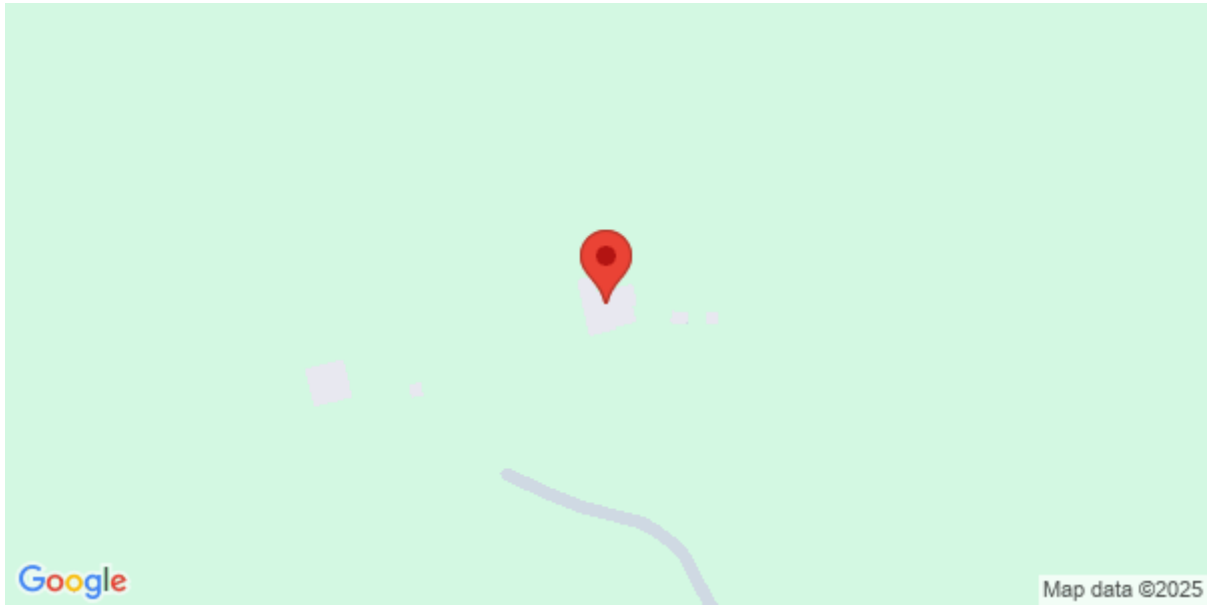
Email: jameseschiller@gmail.com

Check On Site



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Location



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