

A large, single-story brick house with a green roof and white trim, situated on a grassy lot with trees in the background. The house features a prominent front porch with white railings and a small gabled roof. The lot is expansive and covered in green grass, with a line of trees and a clear blue sky in the background.

A map snippet from Google Maps showing a street labeled 'Botany Slopes Rd'. A red pin is placed on the road. The Google logo and 'Map data ©2022' are visible at the bottom.

Directions From Piedmont, head northwest on SC-86, turn left onto Cason Road, turn right onto Botany Slopes Road, home is on the right.

Total SQFT Finished/Heated	1400-1599	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	3	Contact # for Appts	800-746-9464
# Full Baths on Main Lvl	2	Agent	Nichole Zales - Cell: 864-843-5919
# of BRs Below Grade	0	Agent License ID	88712
# of Rooms Below Grade	0	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
# of Fireplaces	1	Brokerage License ID	23129
County	Anderson	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Tax ID Number	216-02-01-018-000	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Tax ID	216-02-01-018-000	Cumulative DOM	0
Lot Size/Acreage	1 - 2 Acres	Agent Hit Count	0
Approx # of Acres	1.78	Client Hit Count	0
Elementary School	Wren	Listing Type	Exclusive Right to Sell
Middle School	Wren	BA	3%
High School	Wren	SA	0%
Associated Document Count	6	TB	3%
LeadBased Paint Disc Req?	Yes	Variable Rate Com	N
Res. Property Disc. Req?	No	Original Price	\$259,116
Geocode Quality	Exact Match	Listing Date	4/14/2022
Picture Count	35	Input Date	4/14/2022 3:58 PM
IDX Include	Y	Input Date	4/14/2022 3:58 PM
VOW Include	Yes	Price Date	4/14/2022
VOW Address	Yes	Status Date	4/14/2022
VOW Comment	Yes	Update Date	4/14/2022
VOW AVM	Yes	HotSheet Date	4/14/2022
Update Date	4/14/2022 3:58 PM		

Living Room Size	21x13	Dining Rm Size	13x13
Kitchen Size	15x13	Master Bedroom Size	13x13
Bedroom #2 Size	17x14	Bedroom #3 Size	12x9
Laundry Size	8x8	Sun Room Size	11x10
Screened Porch Size	30x10	Living Room (Y/N)	Y
Dining Room (Y/N)	Y	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Great Room (Y/N)	N
Den (Y/N)	N	Bonus/Rec Room (Y/N)	N
Master Bedroom (Y/N)	Y	Bedroom #2 (Y/N)	Y
Bedroom #3 (Y/N)	Y	Bedroom #4 (Y/N)	N
Laundry (Y/N)	Y	Sun Room (Y/N)	Y
Screened Porch (Y/N)	Y	Deck (Y/N)	N
Patio (Y/N)	N		

STYLE	DRIVEWAY	APPLIANCES	DOCS ON FILE
Ranch	Gravel	Compactor	Lead Based Paint Doc.
EXTERIOR FINISH	Extra Pad	Dishwasher	DOCUMENTS WITH OFFER
Brick Veneer-Full	Paved	Refrigerator	As Is Addendum
LOT DESCRIPTION	INTERIOR FEATURES	Stand Alone Rng-Electric	Copy Earnest Money Check

FEATURES

Fenced Yard Level	Attic Stairs Disappearing Ceiling Fan	FIREPLACE Wood Burning Fireplace	Lead Based Paint Letter
Some Trees	Ceiling Blown	Masonry	Pre-approve/Proof of Fund
FOUNDATION	Countertops-Solid Surface	HEATING SYSTEM Natural Gas	Specified Sales Contract
Crawl Space	Smoke Detector	COOLING SYSTEM Electric	ON INTERNET Yes
BASEMENT None	Some Window Trtmnts	FLOORS Carpet	GARBAGE PICKUP Private
EXTERIOR FEATURES	Countertops – Laminate	Laminate Flooring	CONDO REGIME INCLUDES None
Porch-Front	Pantry – Walk In	Vinyl	HOA / COMMUNITY AMENITIES None
Porch-Screened	MRBED FEATURES Master on Main Lvl	WATER Public	SHOWING Appointment Only
Tilt Out Windows	SPECIALTY ROOM Laundry	SEWER Septic	Vacant
ROOF Metal	Sun Room	WATER HEATER Electric	Lockbox-Electronic
PARKING/GARAGE	LAUNDRY 1st Floor	STORAGE SPACE Garage	ADDITIONAL FEES None
Door Opener	Walk-in	Out Building	
Side/Rear Entry	Dryer – Electric Hookup	Out Building w/Elec.	
Attached Garage 2 Cars			
Carport 1 Car			
Carport 2 Cars			
Key Pad Entry			

FINANCIAL

Total Taxes	\$318.94	Tax Year	2021
Tax Rate(4%/6%)	4%/6%	In City	N
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	Y
Electric Co.	Duke	Gas Co.	Fort Hill
Water Co.	Powdersville		

MEMBER REMARKS

Member Remarks Includes TMS 216-02-01-018 and 216-02-01-022. PLEASE review associated docs. Selling AS-IS with NO contingencies. This is an estate, no SDS is available This is not a foreclosure; buyer will receive clear title at closing. This property will be offered at public auction Friday, May 6, 2022, at 12:00 p.m. All pre-auction offers will be submitted and reviewed.

REMARKS

Remarks 116 Botany Slopes Road in Piedmont is a unique opportunity to own two homes on two parcels that hold a multitude of possibilities for an owner occupant or investor. The first parcel (216-02-01-018) features a three-bedroom, two-bathroom brick ranch home situated on an approximately 0.86 acre lot. The second parcel (216-02-01-022) lies directly behind the brick ranch and currently shares the driveway and water line. This parcel houses a well maintained 2011 mobile home that will convey with sale on an approximately 0.91 acre, fenced lot. This property could potentially have entry from Cason Road with the proper clearing of the access road behind the parcel. The brick ranch features an all-weather sunroom along with a screened porch overlooking the backyard. There is also a two-car attached garage, a detached one-car carport, a detached two-car carport, and three small outbuildings on this parcel. *****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, May 6, 2022, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. This is an estate and the property 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 for more information. 116 Botany Slopes Road in Piedmont is a unique opportunity to own two homes on two parcels that hold a multitude of possibilities for an owner occupant or investor. The first parcel (216-02-01-018) features a three-bedroom, two-bathroom brick ranch home situated on an approximately 0.86 acre lot. The second parcel (216-02-01-022) lies directly behind the brick ranch and currently shares the driveway and water line. This parcel houses a well maintained 2011 mobile home that will convey with sale on an approximately 0.91 acre, fenced lot. This property could potentially have entry from Cason Road with the proper clearing of the access road behind the parcel. The brick ranch features an all-weather sunroom along with a screened porch overlooking the backyard. There is also a two-car attached garage, a detached one-car carport, a detached two-car carport, and three small outbuildings on this parcel. *****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, May 6, 2022, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. This is an estate and the property is selling AS-IS with NO contingencies.*****

ADDITIONAL PICTURES





DISCLAIMER

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