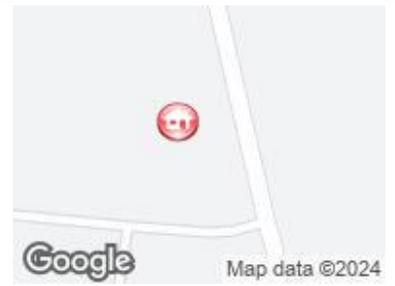


ALL FIELDS DETAIL



MLS #	1525752	# of Bedrooms	4
Class	Residential	# of Full Baths	2
Type	Single Family	# of Half Baths	0
Area	052	# of Stories	1
Subdivision	None	Approx Age	50+
Listing Price	\$389,900	Parking Type	Attached Carport
Address	1903 River Road	Garage Total Capacity	2
City	Piedmont		
State	SC		
Zip	29673		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

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

GENERAL

Total SQFT Finished/Heated	1800-1999	Showing	Call Specified Appointment Center
Below Grade Finished Sq Ft Range	None	Contact # for Appts/Questions	800-746-9464
Other Rooms Finished Sq Ft Range	None	Agent	Nichole Zales - Cell: 864-843-5919
Unfinished Sq Ft Range	None	Agent License ID	88712
# of Bedrooms Main Level	4	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
# Full Baths on Main Lvl	2	Brokerage License ID	23129
# of BRs Below Grade	0	Listing Agent 2	Darron Meares - Cell: 864-444-5361
# of Rooms Below Grade	0	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
# of Fireplaces	1	Cumulative DOM	0
County	Anderson	Agent Hit Count	0
Tax ID Number	239-00-03-002-000	Client Hit Count	0
Tax ID	239-00-03-002-000	Listing Type	Exclusive Right to Sell
Lot Size/Acreage	5 - 10 Acres	BA%/\$	3%
Approx # of Acres	6.00	SA%/\$	0%
Elementary School	Powersville	TB%/\$	3%
Middle School	Powersville	Variable Rate Com	N
High School	Powersville	Bonus	N
Associated Document Count	4	Original Price	\$389,900
LeadBased Paint Disc Req?	Yes	Listing Date	5/2/2024
Res. Property Disc. Req?	Yes	Input Date	5/2/2024 10:21 PM
Geocode Quality	Exact Match	Input Date	5/2/2024 10:21 PM
Picture Count	25	Price Date	5/2/2024
On Internet	Yes	Status Date	5/2/2024
IDX Include	Y	Update Date	5/2/2024
VOW Include	Yes	HotSheet Date	5/2/2024
VOW Address	Yes	Update Date	5/2/2024 10:21 PM
VOW Comment	Yes		
VOW AVM	Yes		
Local Logic	Yes		

ROOM DIMENSIONS

Approx. Living Room Size	18x12	Living Room Level	Main
Approx. Dining Rm Size	13x12	Dining Room Level	Main
Approx. Kitchen Size	13x12	Kitchen Level	Main
Approx. Den Size	18x12	Den Level	Main
Approx. Master Bedroom Size	15x12	Master Bedroom Level	Main
Approx. Bedroom #2 Size	13x10	Bedroom #2 Level	Main
Approx. Bedroom #3 Size	14x10	Bedroom #3 Level	Main
Approx. Bedroom #4 Size	12x10	Bedroom #4 Level	Main
Approx. Screened Porch Size	27x9	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)	Y	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)	Y
Laundry (Y/N)	N	Sun Room (Y/N)	N
Screened Porch (Y/N)	Y		

FEATURES

STYLE Ranch	DRIVEWAY Unpaved	APPLIANCES Microwave-Stand Alone Refrigerator Stand Alone Rng-Smooth Tp	DOCS ON FILE Lead Based Paint Doc.
EXTERIOR FINISH Brick Veneer-Full	INTERIOR FEATURES Attic Stairs Disappearing Cable Available	FIREPLACE Gas Logs	DOCUMENTS WITH OFFER Copy Earnest Money Check Specified Sales Contract
LOT DESCRIPTION Level Wooded	MRBED FEATURES Full Bath Master on Main Lvl Walk-in Closet	HEATING SYSTEM Natural Gas	POSSESSION At Close
FOUNDATION Crawl Space	SPECIALTY ROOM Comb Liv & Din Room	COOLING SYSTEM Electric	GARBAGE PICKUP Private
BASEMENT None	LAUNDRY 1st Floor Dryer – Electric Hookup	FLOORS Hwd/Pine Flr Under Carpet Vinyl	HOA Fee Includes None
EXTERIOR FEATURES Porch-Front Porch-Screened Tilt Out Windows Vinyl/Aluminum Trim		WATER Public	Community Amenities None
ROOF Composition Shingle		SEWER Septic	SHOWING Appointment/Call Center Vacant Lockbox-Combination
PARKING/GARAGE Side/Rear Entry Carport 2 Cars		WATER HEATER Electric	ADDITIONAL FEES None
FINANCIAL		STORAGE SPACE Attic	

FINANCIAL

Total Taxes	\$643.03	Tax Year	2023
Tax Rate(4%/6%)	4%	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 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.

REMARKS

Remarks 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.*****

SYNDICATION REMARKS

Syndication Remarks Listing presented by Meares Property Advisors. Call 864-843-5919 or visit www.MPA-SC.com for more information. 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.*****

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2024