

[1903 River Rd Piedmont, SC 29673](#)



<b>Class:</b>	Residential	<b>MLS #:</b>	20274466	<b>Ask Pr:</b>	\$389,900
<b>Type:</b>	Single Family	<b>Area:</b>	104	<b>Status:</b>	Active
<b>Beds:</b>	4	<b>FB:</b>	2	<b>HB:</b>	0
<b>Gar Cap:</b>	2	<b>Gar Type:</b>	Attached Carport	<b># Stories:</b>	1
<b>SF Range:</b>	1750-1999	<b>LakeFt:</b>	No	<b>Lake:</b>	
<b>IDX?:</b>	Yes	<b>Age Rng:</b>	Over 50 Years	<b>Sale/Rnt:</b>	For Sale

**GENERAL**

<b>List Agt 1:</b>	<a href="#">Nichole Zales</a>	<b>Phone:</b>	(864) 843-5919
<b>List Cmp 1:</b>	<a href="#">Meares Property Advisors</a>	<b>Phone:</b>	(864) 947-2000
<b>List Agt 2:</b>	<a href="#">Darron Meares</a>	<b>Phone:</b>	(864) 444-5361
<b>List Cmp 2:</b>	<a href="#">Meares Property Advisors</a>	<b>Phone:</b>	(864) 947-2000
<b>Type Listing:</b>	Exclusive Right	<b>Appt Phone:</b>	800-746-9464
<b>Appt Cntr Lnk:</b>		<b>Input Date:</b>	05/02/2024
<b>DOM:</b>	0	<b>TMS#:</b>	<a href="#">239-00-03-002-000</a>
<b>CDOM:</b>	0	<b>Middle School:</b>	Powdersville Mi
<b>Elem School:</b>	Powdersvil Elem	<b>Inside Subdv:</b>	No
<b>High School:</b>	Powdersville High School	<b>Dev 1st RR:</b>	No
<b>Subdivision:</b>		<b>Acre Rng:</b>	5-10
<b>County:</b>	Anderson	<b>TrnsBk Com:</b>	3%
<b>Var Rt Comm:</b>	No	<b>Buy Agt Comm:</b>	3%
<b>Lot #:</b>		<b>Int Lot Feat:</b>	
<b># Acres:</b>	6.00	<b>Wtr Frt Ft:</b>	
<b>Horses Allwd:</b>		<b>Auction:</b>	Yes
<b># Beds Main:</b>	4	<b># FB Main:</b>	2
<b>VOW Incl:</b>	Yes	<b>VOW Addr:</b>	Yes
		<b>VOW Cmmt:</b>	Yes
		<b>VOW AVM:</b>	Yes
		<b>Appx Tot SF:</b>	1904

**ROOMS**

Room Type	Room Size	Room Level	Room Type	Room Size	Room Level
LivingRoom	18x12	Main Level	DiningRoom	13x12	Main Level
Kitchen	13x12	Main Level	Den	18x12	Main Level
Mst Bedrm	15x12	Main Level	Bedroom2	13x10	Main Level
Bedroom3	14x10	Main Level	Bedroom4	12x10	Main Level
Screened Porch	27x9	Main Level			

**FEATURES**

<b>Style</b> Ranch	<b>Interior Features</b> Attic Stairs-Disappearing Ceilings-Blown Ceilings-Smooth Countertops-Laminate Dryer Connection-Electric Fireplace-Gas Connection Gas Logs Walk-In Closet Washer Connection	<b>Appliances</b> Microwave - Countertop Range/Oven-Electric Refrigerator Water Heater - Electric	<b>Sewer</b> Septic Tank
<b>Ext Finish</b> Brick	<b>Storage Space</b> Floored Attic	<b>Specialty Rooms</b> Living/Dining Combination	<b>Water</b> Public Water
<b>Foundation</b> Crawl Space	<b>Electricity</b> Electric company/co-op	<b>Master Suite</b> Full Bath Master on Main Level Walk-In Closet	<b>HOA Fee Includes</b> Not Applicable
<b>Basement</b> No/Not Applicable		<b>Utilities on Site</b> Electric Natural Gas Public Water Septic	<b>Documents on File</b> Lead Based Paint Discl. Seller Disclosure
<b>Roof</b> Composition Shingles		<b>Lot Description</b> Trees - Mixed Level Shade Trees Wooded	<b>Showing Instructions</b> Appointment Center Appointment Only Vacant
<b>Floors</b> Hardwood Vinyl			
<b>Heating System</b> Natural Gas			
<b>Cooling System</b> Central Electric			
<b>Exterior Features</b> Porch-Front Porch-Screened Tilt-Out Windows Vinyl Windows			

<b>Listing Syndication?:</b> Yes	<b>Short Sale:</b> No	<b>Bank Owned:</b> No	<b>USDA:</b>
<b>S/T Rentals Allowed?:</b>			

**FINANCIAL**

<b>Orig Price:</b> \$389,900	<b>County Taxes:</b> 643.03	<b>City Taxes:</b>
<b>Tax Year:</b> 2023	<b>Tax Rate:</b> 4%	<b>Transfer Fee:</b> no
<b>Trans Fee \$:</b>	<b>HOA YN:</b> No	<b>HOA Mandatory:</b>
<b>Annl HOA \$:</b>	<b>Elec Co:</b> Duke	<b>Gas Co:</b> Fort Hill
<b>Phone Co:</b>	<b>Water Co:</b> Powdersville	<b>Cable Co:</b>
<b>Directions:</b> From I-85, head south on River Road, property will be on the right in approximately 1.5 miles.		

**BROKERAGE INFORMATION**

<b>List Agt 1:</b> <a href="#">Nichole Zales</a>	<b>Agt 1 License:</b> 88712	<b>Ag1 Lic Exp Dt:</b> 06/30/2025
<b>Agt 1 Email:</b> <a href="mailto:Nichole@mpa-sc.com">Nichole@mpa-sc.com</a>	<b>Phone:</b> (864) 843-5919	<b>Board Affil:</b> WUAR
<b>Office Name:</b> <a href="#">Mearns Property Advisors</a>	<b>Office License:</b> <a href="#">23129</a>	<b>Phone:</b> (864) 947-2000
<b>Office Addrss:</b> 315 Eastview Road Pelzer, SC 29669		

**REMARKS**

**Public:** 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.\*\*\*\*\*

**Private:** 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.

 Photos

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