

**ALL FIELDS DETAIL**



**MLS #** 1527184  
**Class** Residential  
**Type** Single Family  
**Area** 014  
**Subdivision** None  
**Listing Price** \$259,000  
**Address** 89 Fox Road  
**City** Lyman  
**State** SC  
**Zip** 29365  
**Status** Active  
**Sale/Rent** For Sale

**# of Bedrooms** 3  
**# of Full Baths** 1  
**# of Half Baths** 0  
**# of Stories** 1  
**Approx Age** 50+  
**Parking Type** Detached Garage  
**Garage Total Capacity** 2  
**Virtual Tour** Virtual Tour  
**Non-Branded Virtual Tour** Non-Branded Virtual Tour



**DIRECTIONS**

**Directions** From SC357, turn right onto Butler Rd, turn left onto Boykin Dr, turn right onto Fox Rd, home will be on the left.

**GENERAL**

|   |                       |                                      |  |
|---|-----------------------|--------------------------------------|--|
| <b>Total SQFT Finished/Heated</b>       | 1200-1399             | <b>Showing</b>                       | Call Specified Appointment Center                  |
| <b>Below Grade Finished Sq Ft Range</b> | None                  | <b>Contact # for Appts/Questions</b> | 800-746-9464                                       |
| <b>Other Rooms Finished Sq Ft Range</b> | None                  | <b>Agent</b>                         | Nichole Zales - Cell: 864-843-5919                 |
| <b>Unfinished Sq Ft Range</b>           | None                  | <b>Agent License ID</b>              | 88712  |
| <b># of Bedrooms Main Level</b>         | 3                     | <b>Listing Office 1</b>              | Meares Property Advisors Inc. - Main: 864-947-2000 |
| <b># Full Baths on Main Lvl</b>         | 1                     | <b>Brokerage License ID</b>          | 23129  |
| <b># of BRs Below Grade</b>             | 0                     | <b>Listing Agent 2</b>               | Darron Meares - Cell: 864-444-5361                 |
| <b># of Rooms Below Grade</b>           | 0                     | <b>Listing Office 2</b>              | Meares Property Advisors Inc. - Main: 864-947-2000 |
| <b># of Fireplaces</b>                  | 0                     | <b>Days On Market</b>                | 5  |
| <b>Approx Year Built</b>                | 1958                  | <b>Cumulative DOM</b>                | 5  |
| <b>Lake Property</b>                    | Yes                   | <b>Agent Hit Count</b>               | 46   |
| <b>Lake</b>                             | Lyman                 | <b>Client Hit Count</b>              | 28   |
| <b>Location</b>                         | Lyman/Wellford/Duncan | <b>Listing Type</b>                  | Exclusive Right to Sell                            |
| <b>County</b>                           | Spartanburg           | <b>BA%/\$</b>                        | 3%   |
| <b>Tax ID Number</b>                    | 5-05-16-020.00        | <b>SA%/\$</b>                        | 0%   |
| <b>Tax ID</b>                           | 5-05-16-020.00        | <b>TB%/\$</b>                        | 3%   |
| <b>Lot Size/Acreage</b>                 | 1/2 - Acre            | <b>Variable Rate Com</b>             | N  |
| <b>Approx # of Acres</b>                | 0.41                  | <b>Bonus</b>                         | N  |
| <b>Elementary School</b>                | Lyman                 | <b>Original Price</b>                | \$259,000  |
| <b>Middle School</b>                    | DR Hill               | <b>Listing Date</b>                  | 5/17/2024  |
| <b>High School</b>                      | James F. Byrnes       | <b>Input Date</b>                    | 5/17/2024 10:53 PM                                 |
| <b>Associated Document Count</b>        | 8                     | <b>Input Date</b>                    | 5/17/2024 10:53 PM                                 |
| <b>LeadBased Paint Disc Req?</b>        | Yes                   | <b>Price Date</b>                    | 5/17/2024  |
| <b>Res. Property Disc. Req?</b>         | No                    | <b>Status Date</b>                   | 5/17/2024  |
| <b>Geocode Quality</b>                  | Exact Match           | <b>Update Date</b>                   | 5/22/2024  |
| <b>Picture Count</b>                    | 30                    | <b>HotSheet Date</b>                 | 5/17/2024  |
| <b>On Internet</b>                      | Yes                   | <b>Update Date</b>                   | 5/22/2024 6:00 PM                                  |
| <b>IDX Include</b>                      | Y                     |                                      |  |
| <b>VOW Include</b>                      | Yes                   |                                      |  |
| <b>VOW Address</b>                      | Yes                   |                                      |  |
| <b>VOW Comment</b>                      | Yes                   |                                      |  |
| <b>VOW AVM</b>                          | Yes                   |                                      |  |
| <b>Local Logic</b>                      | Yes                   |                                      |  |

**ROOM DIMENSIONS**

|                                    |       |                              |       |
|------------------------------------|-------|------------------------------|-------|
| <b>Approx. Living Room Size</b>    | 16x9  | <b>Living Room Level</b>     | Main  |
| <b>Approx. Kitchen Size</b>        | 19x13 | <b>Kitchen Level</b>         | Main  |
| <b>Approx. Master Bedroom Size</b> | 16x12 | <b>Master Bedroom Level</b>  | Main  |
| <b>Approx. Bedroom #2 Size</b>     | 12x9  | <b>Bedroom #2 Level</b>      | Main  |
| <b>Approx. Bedroom #3 Size</b>     | 13x12 | <b>Bedroom #3 Level</b>      | Main  |
| <b>Approx. Laundry Size</b>        | 4x4   | <b>Approx. Sun Room Size</b> | 17x13 |
| <b>Approx. Deck Size</b>           | x     | <b>Living Room (Y/N)</b>     | Y     |
| <b>Dining Room (Y/N)</b>           | N     | <b>Breakfast Room (Y/N)</b>  | N     |
| <b>Kitchen (Y/N)</b>               | Y     | <b>Great Room (Y/N)</b>      | N     |
| <b>Den (Y/N)</b>                   | N     | <b>Bonus/Rec Room (Y/N)</b>  | N     |
| <b>Master Bedroom (Y/N)</b>        | Y     | <b>Bedroom #2 (Y/N)</b>      | Y     |
| <b>Bedroom #3 (Y/N)</b>            | Y     | <b>Bedroom #4 (Y/N)</b>      | N     |
| <b>Laundry (Y/N)</b>               | Y     | <b>Sun Room (Y/N)</b>        | Y     |

## ROOM DIMENSIONS

Deck (Y/N) Y

## FEATURES

|   |  |  |  |
|---|--|--|--|
| <b>STYLE</b><br>Bungalow  | <b>BASEMENT</b><br>None  | <b>LAUNDRY</b><br>Dryer – Electric Hookup<br>Stackable Accommodating                               | <b>WATER HEATER</b><br>Electric  |
| <b>EXTERIOR FINISH</b><br>Vinyl Siding  | <b>EXTERIOR FEATURES</b><br>Deck   | <b>APPLIANCES</b><br>Dishwasher<br>Refrigerator<br>Stand Alone Rng-Smooth Tp<br>Microwave-Built In | <b>STORAGE SPACE</b><br>Garage   |
| <b>LOT DESCRIPTION</b><br>Lake<br>Sloped<br>Some Trees<br>Water Access<br>Water Front<br>Water View<br>Dock | <b>ROOF</b><br>Composition Shingle   | <b>FIREPLACE</b><br>None   | <b>DOCS ON FILE</b><br>Appraisal<br>Lead Based Paint Doc.                  |
| <b>LAKE PROP FEATURES</b><br>Water Front Lot<br>Dock in Place   | <b>PARKING/GARAGE</b><br>Detached Garage 2 Cars<br>Driveway Parking                            | <b>HEATING SYSTEM</b><br>Electric<br>Wall Furnace  | <b>DOCUMENTS WITH OFFER</b><br>Other/See Remarks                           |
| <b>FOUNDATION</b><br>Crawl Space  | <b>DRIVEWAY</b><br>Extra Pad<br>Paved Asphalt  | <b>COOLING SYSTEM</b><br>Electric<br>Wall/Window Unit  | <b>POSSESSION</b><br>At Close  |
|   | <b>INTERIOR FEATURES</b><br>Attic Stairs Disappearing<br>Ceiling Fan<br>Countertops – Laminate | <b>FLOORS</b><br>Carpet<br>Vinyl   | <b>GARBAGE PICKUP</b><br>Private   |
|   | <b>MRBED FEATURES</b><br>Master on Main Lvl  | <b>WATER</b><br>Public   | <b>HOA Fee Includes</b><br>None  |
|   | <b>SPECIALTY ROOM</b><br>Sun Room  | <b>SEWER</b><br>Septic   | <b>Community Amenities</b><br>None   |
|   |  |  | <b>SHOWING</b><br>Appointment/Call Center<br>Vacant<br>Lockbox-Combination |
|   |  |  | <b>ADDITIONAL FEES</b><br>None   |

## FINANCIAL

|                         |            |                          |      |
|-------------------------|------------|--------------------------|------|
| <b>Total Taxes</b>      | \$4,730.37 | <b>Tax Year</b>          | 2023 |
| <b>Tax Rate(4%/6%)</b>  | 6%         | <b>Homestead</b>         | No   |
| <b>In City</b>          | N          | <b>HOA (Y/N)</b>         | N    |
| <b>Short Sale (Y/N)</b> | N          | <b>Foreclosure (Y/N)</b> | N    |
| <b>Auction (Y/N)</b>    | Y          |                          |      |

## MEMBER REMARKS

**Member Remarks** 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 Tuesday, June 4, 2024, at 12:00 p.m.

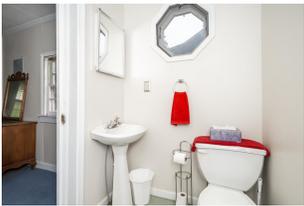
## REMARKS

**Remarks** 89 Fox Road is a fantastic opportunity to purchase a docked lakefront lot on Lyman Lake. This ±0.41 acre, gently sloping lot features mature growth trees with a boathouse dock and swim-up platform. The boathouse dock was damaged in a recent storm and requires repair or replacement. The three-bedroom, one-bathroom bungalow has served as a lake getaway for decades. Having been vacant for a number of years, this home is ready for the next owner to repair and upgrade, or demo and build new. This property is outside city limits with no HOA and recently appraised for \$259,000 in February 2024. Please note – the sun room ceiling has a current, active leak. This property is selling AS-IS with NO repairs being made by the seller. \*\*\*\*\*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 Tuesday, June 4, 2024, at 12:00 p.m., preview begins at 10:00 a.m. 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. 89 Fox Road is a fantastic opportunity to purchase a docked lakefront lot on Lyman Lake. This ±0.41 acre, gently sloping lot features mature growth trees with a boathouse dock and swim-up platform. The boathouse dock was damaged in a recent storm and requires repair or replacement. The three-bedroom, one-bathroom bungalow has served as a lake getaway for decades. Having been vacant for a number of years, this home is ready for the next owner to repair and upgrade, or demo and build new. This property is outside city limits with no HOA and recently appraised for \$259,000 in February 2024. Please note – the sun room ceiling has a current, active leak. This property is selling AS-IS with NO repairs being made by the seller. \*\*\*\*\*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 Tuesday, June 4, 2024, at 12:00 p.m., preview begins at 10:00 a.m. 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**

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