

# 111.92± Acre Estate

396 Cunningham Road Travelers Rest, SC 29690

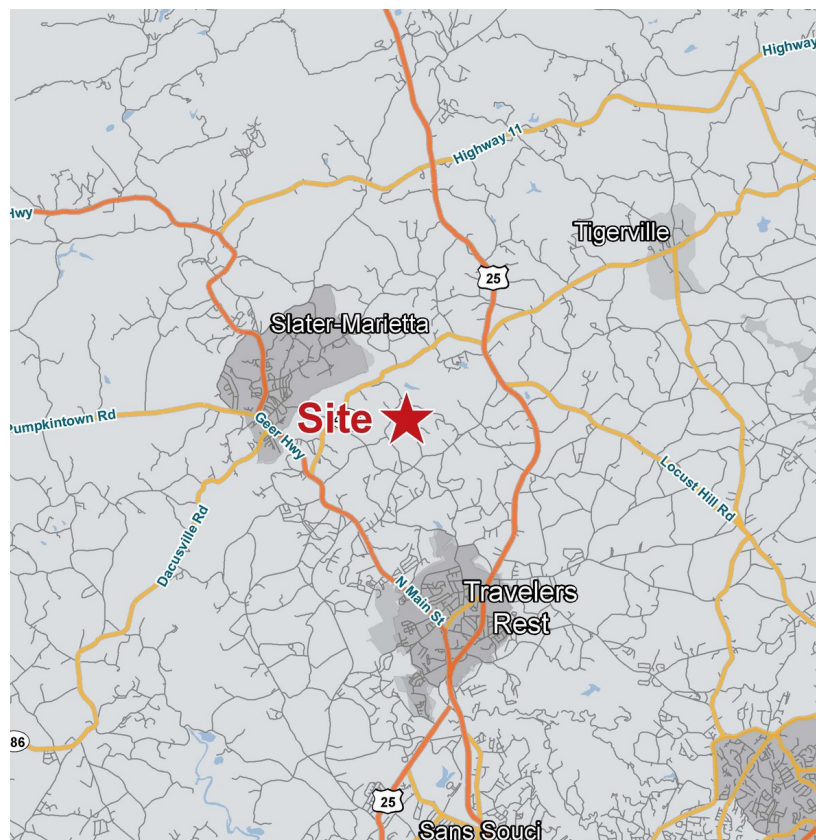


\$2,250,000



## Property Features

- Greenville County Tax Map ID 0521020101903
- Asking Price: \$20,103/acre
- 4BR/3BA two story custom home with open floor plan(s) built in 1999 (+-3700SF)
- +- 80 Acres of mature hardwoods with ridges (1,173' max. elev.), creek bottoms, and two miles of interior trails
- +-25 acre pasture with existing cattle lease
- +-4 acre pond stocked with bass and bream and a +-0.5 acre pond used as a water source for cattle
- Excellent wildlife populations, hunting opportunities, and potential for a dove field
- Large, raised garden beds (+- 300 linear ft.) with irrigation surrounding stone gazebo and decorated garden shed (+-800 SF)
- +-800 SF pole barn
- 300SF treehouse/elevated deck located on top of a ridge
- Immaculate maintenance of property grounds/structures
- Over 3,000 ft. of total road frontage on three county roads (Cunningham Rd, Ballew Rd, & Coleman Trail)
- Mountain Views with highly protected view shed (+-2,000')
- City Water



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📍 101 E Washington St  
Greenville, SC 29601  
naief.com



# Property Description

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## Property Overview

The Four Corners Estate is an incredible opportunity to purchase a truly special farm in perhaps the most popular location in all of upstate South Carolina. The acreage is nothing short of pristine and consists of towering hardwood ridges and hillsides, a protected spring fed pond and creek bottom, and a large field with gently rolling topography and long range vistas of the Blue Ridge mountains. The exceptionally well maintained home and barn are incredibly unique as well. Both floors of the house each consist of two bedrooms, full kitchens, and dining/living rooms with open floor plans. The top floor also has a large deck and screen porch connecting to the master bedroom with a 1,500' view down the pond. A large, fully equipped mudroom on the bottom floor connects to excellent storage space which includes a workbench. The first floor of the barn is 1,500SF, has a concrete floor, and is currently used for storing farm equipment. The top floor of the barn (800SF) is a very impressive enclosed wood working shop with heating and AC. Additional structures include a stone gazebo surrounded by raised and irrigated garden beds, an enclosed garden shed across from the gazebo, a large treehouse/deck on a high point of the property, and a pole barn on the edge of the pasture. The quality condition of the property grounds and structures has been intensively nurtured and will impress even the most discerning buyer. This aspect applies to the wood used in construction of the home as well which includes board and batten cedar siding, wormy chestnut cabinets, antique cypress in the master bathroom ceiling, a resawn antique redwood hand rail, and heart pine floors/beams/doors. One last feature worth mention is a +-0.5 mile shared boundary line with a beautiful 1,200+ acre farm that has multi-generational ownership.

## Additional Highlights

- +-2300SF custom barn (upstairs is an enclosed +-800 SF woodworking shop with heat/AC and downstairs includes +-100SF storage room with dehumidifier)
- +-25 minutes from downtown Greenville, +- 10 minutes from downtown Travelers Rest, +-7 minutes from PRISMA's North Greenville Hospital, and +-5 minutes from Ingles



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# Drone Photography

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# Exterior Photos

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# Interior Photos

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