



415 SILVER CREEK ROAD | CENTRAL, SC

PRESENTED BY REEDY LAND CO. A DIVISION OF REEDY PROPERTY GROUP

PARCEL OVERVIEW

Pickens County Tax ID:

4067-00-24-9221, p/o 4067-00-44-0351



PROPERTY OVERVIEW

A truly unique residential estate on the Twelve Mile River less than 20 minutes from Clemson University!

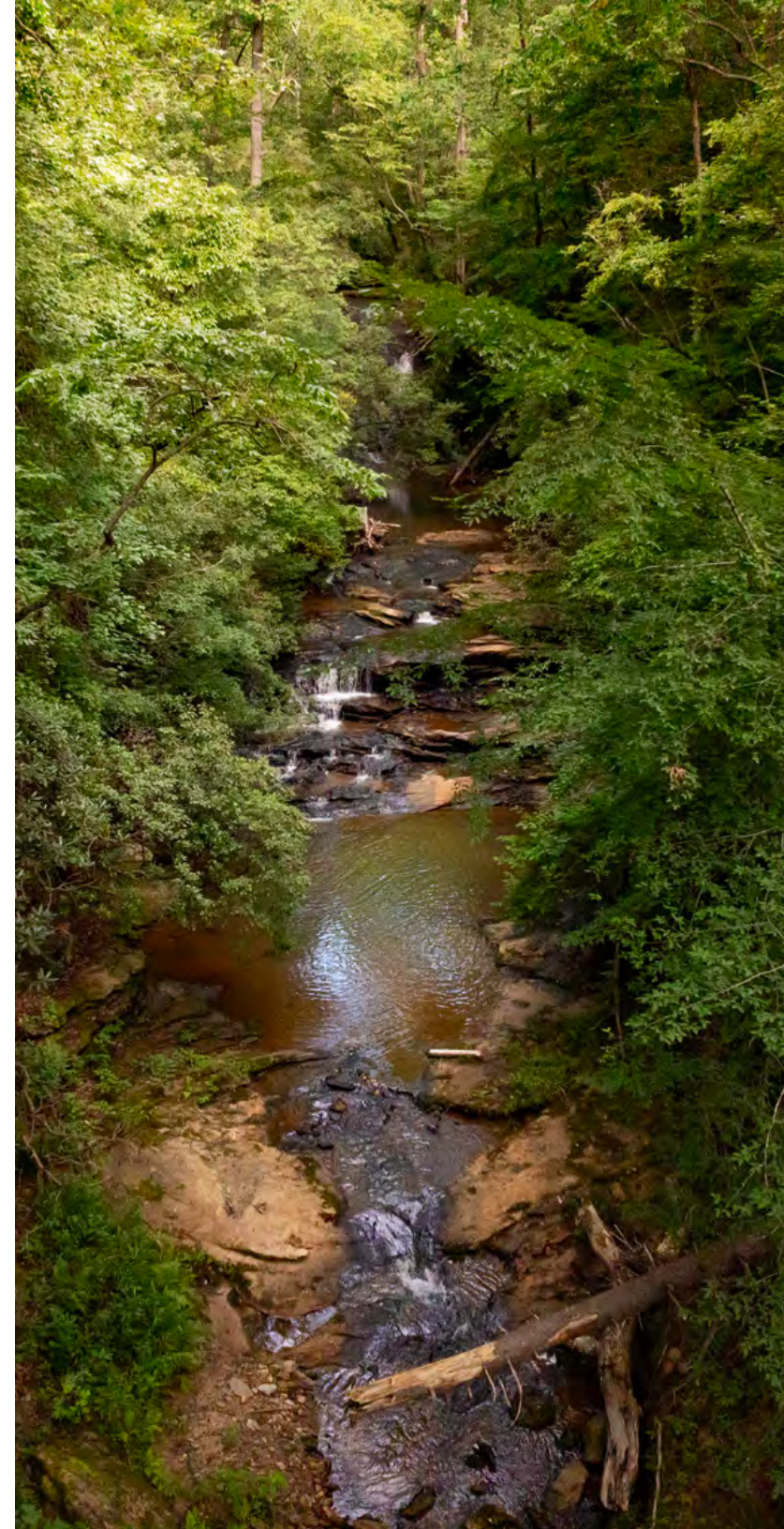
This secluded property features a stately brick home, pond, storage barn, multiple creeks with waterfalls and rock formations, and almost a mile of frontage on the Twelve Mile River!

The land has an astounding assortment of features. The majority of the property is wooded, with mature hardwoods and pines. 15 acres of timber was recently harvested and could be reforested or cleared for pasture. There is ample wildlife, including deer and wild turkey. The estate features an impossible to find combination of water features. After school lets out, take the kids down to the fish pond located just steps from the house. Set your hammock up or have a picnic beside one of the multiple creeks on the property, including half a mile of double frontage on Camp Creek, a large flowing creek with rock formations and two large waterfalls that are simply stunning. A woods road leads from the house back to a ±2000sqft concrete block storage barn with a loft.

The residence is a large brick Greek Revival-style home situated at the end of a long tree-lined driveway. At ±6,400sqft with 5 bedrooms and 6 full and 2 half baths, there is ample living space. There are hardwood floors throughout. The detached 3 car garage with a half bath adjacent to the home provides a place to store your toys or additional storage.

Finally, the property has almost a mile of frontage on the Twelve Mile River. The river frontage is in the center of the Twelve Mile Blueway, a 30-mile water trail that stretches from Town Creek near Pickens all the way down to Lake Hartwell. This stretch of river provides excellent whitewater kayaking, including multiple Class II and III rapids concentrated in the stretch of the river bordering this property. There is a put-in located at Cateechee Point Park just upriver from the property, and kayakers can choose between a 2-mile float to a take-out on Lay Bridge Road or a 5-mile trip all the way down to Lake Hartwell to the takeout at Equoni Point Park on Madden Bridge Road.

The location is excellent. Clemson University is less than 20 minutes away and you can be in downtown Greenville in 40 minutes! You can hike at Table Rock, Caesar's Head or Jones Gap State Parks or put your boat in the water at Lake Hartwell or Keowee in less than 30 minutes! The property is currently zoned for Six Mile Elementary, RC Edwards Middle, and Daniel High School, all of which have a long history of high student achievement. All improvements are being sold "As Is".





PROPERTY HIGHLIGHTS

- ±6,400 sqft Greek Revival home with 5 bedrooms and 8 baths
- Almost a mile of frontage on the Twelve Mile River
- Multiple creeks, including ½ mile of double frontage on Camp Creek
- Two large waterfalls
- Zoned for Six Mile Elementary, RC Edwards Middle and D.W. Daniel High School

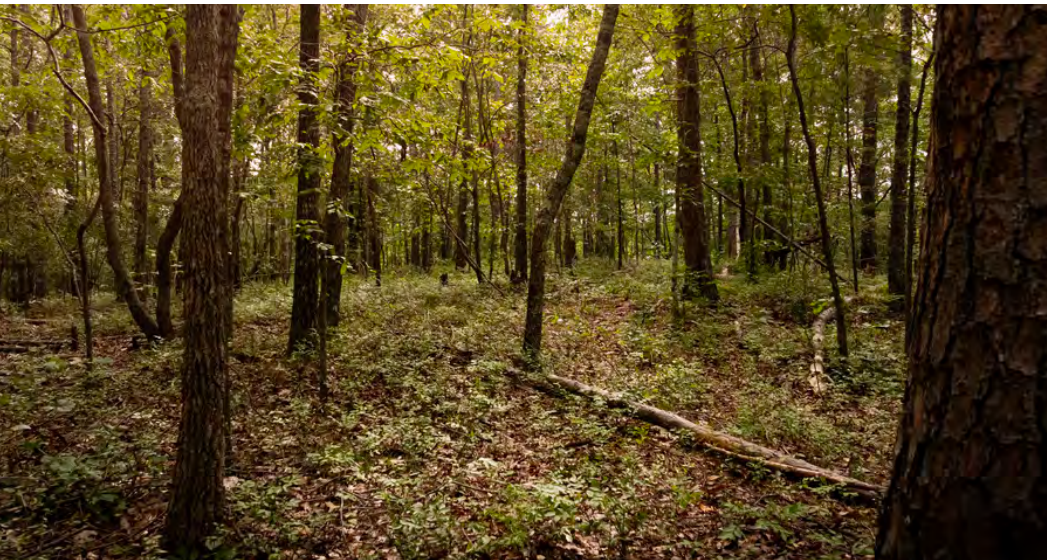
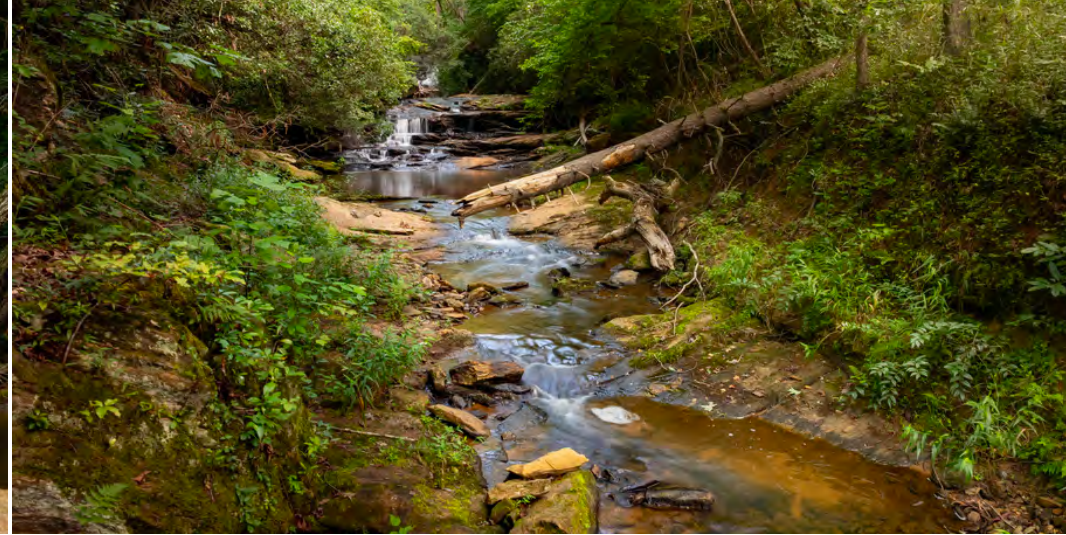
LOCATION HIGHLIGHTS

- Less than 20 minutes to Clemson University
- ±30 minutes to Lake Hartwell or Lake Keowee
- ±30 minutes or less to Table Rock, Caesars Head or Jones Gap State Parks
- ±40 minutes from Greenville

OFFERING SUMMARY

\$2,499,000 | ±120 acres

PHOTOS



PHOTOS



Dining Room



Living Room



Kitchen

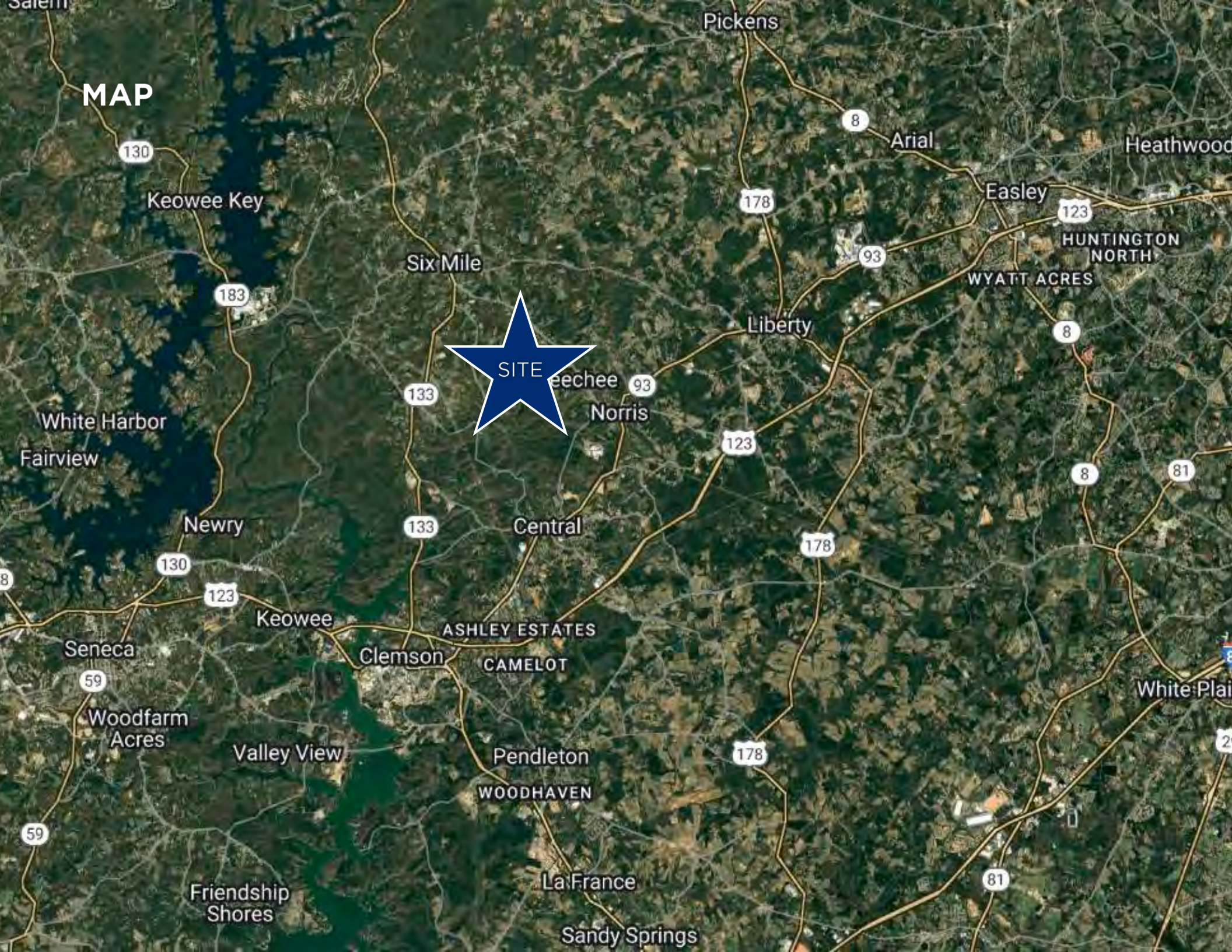


Screened-In Porch



Primary Bedroom

MAP





CONFIDENTIALITY & DISCLAIMER

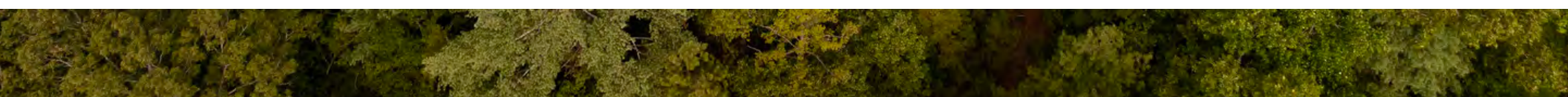
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Reedy Property Group in compliance with all applicable fair housing and equal opportunity laws.



CONTACT INFORMATION



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