

1250 OWENS ROAD

Greer, SC

**** SPECIAL FEATURES AND UPGRADES ****

Completed over \$200K in Renovations to Main House and Cottage

MAIN HOUSE: Virtually every room in the main house has been upgraded/renovated. Kept renovations in likeness to original features of home i.e. solid wood interior doors, glass doorknobs, exposed brick, etc.

- Replaced House/Garage Roof (2022)
- Replaced HVAC (approx. 7 years old)
- Remodeled Kitchen – Gutted Adding Custom Cabinets, Large Island w/Vegetable Sink, New Induction Top Range w/Convection Oven, Added Wall Oven and Microwave (convection units). Removed interior wall to open up space. Repaired/Refinished Hardwoods.
- Upgraded Main Electrical Panel.
- Replaced Water Heater w/Natural Gas Tankless Unit.
- Reconfigured Interior Design of Main House – creating a hallway to access bedrooms independently – removed a rock fireplace. Bedrooms and Baths were reconfigured greatly enhancing the owners suite and luxury bath adding dual closets, tile shower, private toilet area, etc. New fixtures, faucets, flooring, etc.
- Reconfigured Current Secondary Bedrooms Adding Closets. Back Bedroom offers a separate entry – great inlaw bedroom with separate outdoor patio area.
- Added Custom Vanity to Hall Bath with New Fixtures.
- Repaired/Refinished or Added Hardwood Floors – Kept Uniform to Existing Flooring
- Replaced Thermal Windows In Sunroom.
- Oversized Back-Entry 2-car Garage w/Separate Workshop Area & Attic Storage. Two Paved Parking Areas
- Two Outdoor Sitting/Brick Paver Patio Areas
- Fenced In Yard – low maintenance vinyl fencing
- 2+ Private Acres w/Mountain Views
- Ease of Access to Grocery (walking distance), Wade Hampton Blvd Shopping, Buncombe Road Hospital/Doctors, Interstate, Downtown Greer Activities, Airport, Parks, Mountains, etc.
- NO HOA To Dictate Usage Of Property! Country Living At Its Best!

BLUE COTTAGE:

- Replaced Cottage Roof (2019) Adding Covered Front Porch
- Added Mini-split HVAC (2020)
- Remodeled Kitchen – Gutted Adding Custom Cabinets, Large Island, New Induction Top Range w/Convection Oven, Added Wall Oven and Microwave (convection units). Removed wall to open up space and repaired original hardwoods.
- Installed New Electrical System w/Separate Meter.
- Installed Tankless Water Heater in Cottage (propane).
- Replaced Windows w/Thermal Units
- Added Plumbing to Support Newly Created Full Bath – Sink, Toilet, Shower
- Stubbed Out Plumbing For Possible Future Kitchenette
- Added Separate Septic Tank for Cottage Plumbing.
- Water Supply – Fed From Main House
- Refinished Hardwood Floors
- Added New Fixtures
- Great Income Producing Potential – Air BNB, Rental, Studio, Small Convenience Store, etc.
- Great In-Law Housing Potential – Separate Living But Close In Case Of Emergency Need!

AVERAGE UTILITIES

Greer CPW Handles All Utilities

Electric: \$153/mo

Gas: \$20/mo

Water: \$45/mo

Based on 6 Months of Bills