

SALE

Luxury Single Family/Investment

Set ANEW precedent.

PROPERTY DESCRIPTION

Experience the joy of past, present, & future LEGACY...of a 1904 home. Create meaningful memories with a well crafted space; whether it is your **personal luxury retreat** or used as an invitation to bring people together - escape the mundane and status quo!

The radical transformation of the property includes hand selected accents, custom craftsmanship, and premium furnishings as well as grounds enhancements and accessibility. The home's 5 bedrooms, 4 bathrooms, dining for 12-14, spacious 11' kitchen island and the wet bar sunroom with additional indoor/outdoor entertaining space, make this the perfect gathering for family and friends. The **chef's kitchen** includes two dishwashers, 11' Quartz island, professional grade appliances, and ample pantry space so you can easily entertain an on-site stay for 14. If you are looking to enjoy some separate **private luxury**, indulge in the **main floor's suite** that includes a kitchenette, dinette, and 200 square ft bathroom with walk-in shower. The **suite also features its own exterior entrance**. Within the overall house, countless features include: fully hand-painted exterior, custom fabricated counters, gorgeous Quartz main kitchen island, floating walnut shelves, accent cedar ceilings, custom cabinetry, chef's kitchen, leading to a picturesque backyard area where **swinging hammock chairs** around a **custom-built fire area** awaits you. Beyond the meticulous renovation, the property partnered with DZN Home further showcasing only the best with high-end furnishings.

The 4,300 square foot modern luxury property further offers a **2Bd/1Ba ADU**, a rustic barn, tobacco shed, garage storage space, pole barn, and 5.66 acres to accommodate equines, special events, or entrepreneurial interests!

This **1904 cornerstone is a once in a lifetime space** that may serve as a primary home, Airbnb, retreat, elopement wedding space; further, pasture development opportunities may lend itself to horse stables and boarding, RV pads, cabins, general recreation, glamping, or other creative projects! This is your opportunity to positively impact the city's path to progress - realizing this distinctly unique place and time. Make your imprint alongside the past, and create your mark on the future.

Recharge in Campobello - **enjoy** the long-range **mountain views** and only 10 minutes from **Lake Bowen**; 20 minutes to **Tryon International**, and proximity to Greenville and Asheville neighboring cities (40-55 minute drives). This property is for an exclusive buyer who is ready to embrace a rare property with **modern luxury and acreage**; while primed for making potential entrepreneurial visions come alive!

PROPERTY HIGHLIGHTS

- One of a Kind 1904 Home | 4,300 sq ft
- Renovated & Fully Furnished | Sleeps 14
- 5 Bedrooms, 4 Bathrooms (2 en-suite)
- Luxury Finishings | Chef's Kitchen w/ Double Appliances
- 5.66 acre Property | Pasture Land
- Add'l Development Opportunity | Unrestricted Zoned
- 2 Bd/1Ba Turnkey ADU On-Site
- Storage Buildings
- Custom Fire Pit | Sunset & Mountain Views
- Incredible Vintage Barn Backdrop | Open Pasture Border
- Save on Greenville Pricing! - Easy Commute Access

PROPERTY SUMMARY

Sale Price:	\$2,600,000
Number of Rooms:	5Bd/4Ba + 2Bd/1Ba ADU
Lot Size:	5.66 acres
Zoning:	Unrestricted



📍 10654 SC-11 CAMPOBELLO, SC 29322

LOCATION DESCRIPTION

Campobello is a quiet town with mountain views and close proximity to local experiences, attractions, and top-growing cities in the Nation!

10-30 min Proximity:

- **Lake Bowen, Landrum, Tryon, Saluda**
- 15 minutes to shopping & restaurants
- GSP International Airport (27min)
- Greenville (40min)
- Spartanburg (25min)
- Asheville (55min)



LOCATION

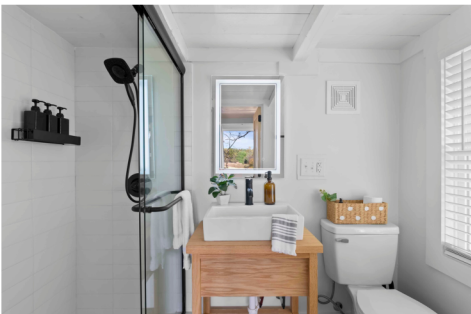
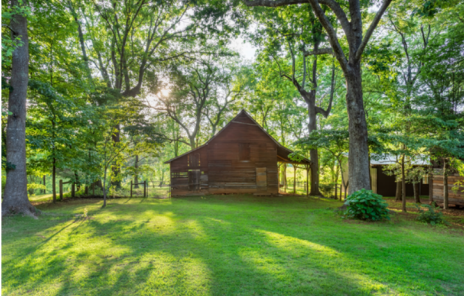
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CONTACT

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Make your vision come alive.

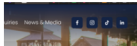


Growth Oriented

NC | SC | | BLUE RIDGE | TRYON | SALUDA TRAIL



TRYON
INTERNATIONAL
First-Class Sports, Entertainment & Hospitality
in the Blue Ridge Foothills



Tryon International Equestrian Center, which will host the 2018 FEI World Equestrian Games, is a 1,600-acre horse competition venue that offers numerous arenas, horse stalls, restaurants and shopping. Citizen Times File Photo

Tourism officials in a multicounty region are certainly loving the event, which is expected to draw about 500,000 spectators over its two-week run.

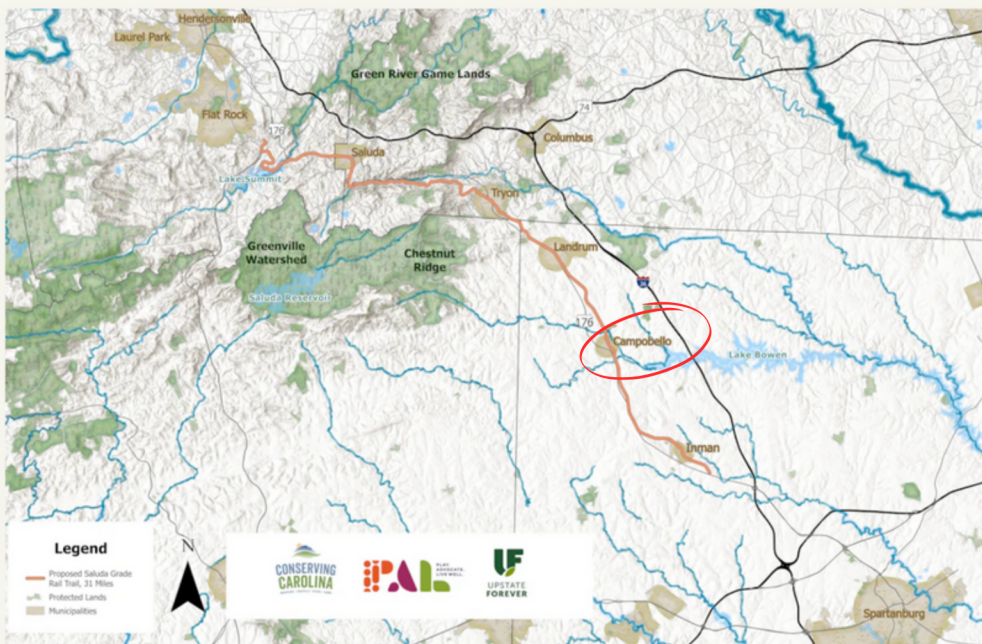
"The World Equestrian Games are bringing an international audience to our doorstep, and it's an opportunity for Western North Carolina to shine on a world stage," said Marla Tambellini, deputy director and vice president of marketing with Explore Asheville, the tourism entity for Buncombe County. The event, she said, "will have positive economic ripples throughout the region, into Upstate South Carolina and as far away as Charlotte."



SALUDA
GRADE
TRAIL

A new rail trail that travels from the rolling countryside of Upstate South Carolina, through historic and vibrant small towns, and into the spectacular mountain scenery of Western North Carolina.

This map shows the route of the Saluda Grade Trail—a proposed 31.5-mile rail trail through Gramling, Inman, Campobello, Landrum, Tryon, Saluda, and Zirconia. Along its route, this rail trail will offer opportunities to enjoy vibrant downtowns, historic landmarks, nature preserves, waterfalls, and beautiful countryside.



Investor Interest

**Make YOUR Vision
come alive.**



Current Footprint:

Expansive Luxury Main House
Custom Cabin/Tiny Home
Additional 3 acres
Pasture Border
Additional Utility & Barn Hookups

- Custom Cabins
- Elopement Weddings | Special Events
- Tryon Equestrian Center Recreational Parking
- Horse stables/Boarding
- Executive Stays

Enjoy neighboring attractions and proximity!

- Lake Bowen | Blue Ridge Mountains
- Greenville/Asheville area
- International Tryon Equestrian Center
- Saluda Grade Trail (Forthcoming)

A Space for You.

EVENTS

Whether it's a family reunion, birthday party, special occasion, or wedding celebration we have you covered with our special usage fee accommodations.



Messaging Mock-Up

ABOUT THE ELECTIVE

Located in quaint Campobello, SC you can enjoy a peaceful getaway, all the while being within proximity to popular Landrum, Tryon, Greenville and Asheville neighboring cities (10-55 minute drives). Beyond the balance of escape and proximity, the 1904 home has been meticulously renovated to bring you modern luxury. The home boasts 5 bedrooms, 4 bathrooms, dining that seats 12-14, and a wet bar with additional indoor/outdoor entertaining space. The chef's kitchen includes two dishwashers, a 11' island, professional grade appliances, and ample pantry space so you can easily entertain an on-site stay for 14. If you are looking to enjoy some separate private luxury, indulge in the main floor's guest of honor suite that includes a kitchenette, dinette, and 200 square ft bathroom with walk in shower. The guest of honor suite also features its own exterior entrance.

Beyond the stunning 4,300 square foot home, The Elective has over 5 acres to accommodate special events. We aim to create an exceptionally memorable experience for you and your group of up to 70 guests with a once in a lifetime modern luxury space.

Property Features & Amenities:

- 4,300 square foot 1904 Renovated Home
- 5 Bedrooms/4 Bathrooms (2 en-suite)
- Guest of Honor Luxury Suite Apartment
- Loft Area
- Sunroom Wet Bar
- Chef's Kitchen w/ Double Appliances
- 11' Kitchen Island
- 5.66 Acre Property
- Open Pasture Border
- Sunset & Mountain Views
- Beautiful Barn Backdrop
- Fire Pit, Swings, and Lighting
- Outdoor Pizza Oven
- Outdoor Grill

