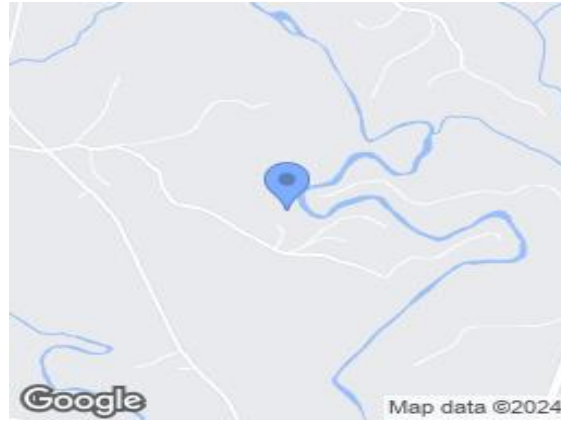


[335 Holly Ln Walhalla, SC 29691](#)



Class:	Residential	MLS #:	20270094	Ask Pr:	\$485,900
Type:	Single Family	Area:	205	Status:	Active
Beds:	4	FB:	3	HB:	1
Gar Cap:	4	Gar Type:	Attached Garage, Detached Carport, Detached Garage	# Stories:	2
SF Range:	2250-2499	LakeFt:	No	Lake:	
IDX?:	Yes	Age Rng:	31-50 Years	Sale/Rnt:	For Sale

GENERAL

List Agt 1:	Nichole Zales	Phone:	(864) 843-5919
List Cmp 1:	Meares Property Advisors	Phone:	(864) 353-3772
List Agt 2:	Darron Meares	Phone:	(864) 444-5361
List Cmp 2:	Meares Property Advisors	Phone:	(864) 353-3772
Type Listing:	Exclusive Right	Appt Phone:	864-843-5919
Appt Cntr Lnk:		Input Date:	01/10/2024
Drone VT:		VT:	Click Here
Unbranded VT:	Click Here	TMS#:	097-00-01-008
DOM:	0	CDOM:	0
Elem School:	Tam-Salem Elm	Middle School:	Walhalla Middle
High School:	Walhalla High	Inside Subdv:	No
Subdivision:		Dev 1st RR:	No
County:	Oconee	Acres:	5.89
Var Rt Comm:	No	Inside City:	No
Lot #:		Buy Agt Comm:	3%%
# Acres:	5.89	Int Lot Feat:	
Horses Allwd:	Yes	Wtr Frt Ft:	
Base Fin SF:	707	Auction:	Yes
# Beds Main:	1	Base Unfin SF:	
# Beds Bsmt:	1	# FB Main:	1
VOW Incl:	Yes	VOW Addr:	Yes
		VOW Cmnt:	Yes
		VOW AVM:	Yes
		Appx Tot SF:	2368
		# Bths Bsmt:	1
		Own of Rcrd:	

ROOMS

<u>Room Type</u>	<u>Room Size</u>	<u>Room Level</u>	<u>Room Type</u>	<u>Room Size</u>	<u>Room Level</u>
LivingRoom	20x13	Main Level	DiningRoom	11x10	Main Level
Kitchen	11x11	Main Level	Mst Bedrm	19x13	Main Level
Bedroom2	18x16	Upper Level	Bedroom3	19x13	Upper Level
Bedroom4	19x10	Below Grade	Bonus Room	23x12	Below Grade
Specialty Rm	13x12	Below Grade			

FEATURES

Style Traditional	Interior Features Blinds Ceiling Fan Ceilings-Smooth Countertops-Laminate Dryer Connection-Electric Electric Garage Door Fireplace-Gas Connection	Appliances Dishwasher Microwave - Countertop Range/Oven-Electric Refrigerator	Sewer Septic Tank
Ext Finish Brick Vinyl Siding	Storage Space Basement Garage Outbuildings	Specialty Rooms Bonus Room Office/Study	Water Well - Private
Foundation Basement Crawl Space		Master Suite Full Bath Master on Main Level Tub/Shower Combination	HOA Fee Includes Not Applicable
Basement Ceilings - Suspended Finished Inside Entrance Walkout		Utilities on Site Electric Propane Gas Septic Well-Private	Documents on File Square Footage Sketch Survey/Plat
Roof Architectural Shingles		Lot Description Trees - Mixed Pasture	Showing Instructions Advance Notice Required Appointment Only Call Listing Agent Occupied Restricted Hours
Floors Luxury Vinyl Plank Vinyl			
Heating System			

Electricity
Heat Pump
Cooling System
Central Electric
Heat Pump

River
Water Access
Water View

Exterior Features
Deck
Driveway - Concrete
Driveway - Other
Patio
Porch-Front
Porch-Other

Listing Syndication?: Yes
S/T Rentals Allowed?:

Short Sale: No

Bank Owned: No

USDA:

FINANCIAL

Orig Price: \$485,900	County Taxes: 1805.18	City Taxes:
Tax Year: 2023	Tax Rate: 4%	Transfer Fee: no
Trans Fee \$:	HOA YN: No	HOA Mandatory:
Annl HOA \$:	Elec Co: Blue Ridge	Gas Co: Blossman
HiSp Inet: Yes	Own Financing: No	Roll Back Tax Incl:
Directions: From SC-183, head north on Old Hwy 11, slight left onto Jones Rd, slight left onto Oconee Creek Rd, turn right onto River Bend Trail, turn right onto Crowe Mountain Rd, turn left onto Holly Lane, take private drive to the left.		

BROKERAGE INFORMATION

List Agt 1: Nichole Zales	Ag1 License: 88712	Ag1 Lic Exp Dt: 06/30/2025
Agt 1 Email: Nichole@mpa-sc.com	Phone: (864) 843-5919	Board Affil: WUAR
Office Name: Meares Property Advisors	Office License: 23129	Phone: (864) 353-3772
Office Addrss: 315 Eastview Road Pelzer, SC 29669		

REMARKS

Public: 335 Holly Lane in Walhalla, SC, is an enchanting property - a haven of comfort and natural beauty. Boasting four bedrooms and three and a half bathrooms, this residence offers ample space and tranquility in a serene setting. The main level features an owner's suite with an ensuite bathroom, providing a private retreat. The second floor consists of two bedrooms and a full bathroom. A walkout basement adds versatility to the home, housing a bonus room, a full bathroom, and a bedroom complemented by an attached study. With access to the outdoors, it seamlessly integrates indoor and outdoor living. What sets this property apart is its idyllic location along the banks of the Little River, offering breathtaking views and the soothing melody of flowing waters, creating an atmosphere of peace and relaxation. Expanding across 5.89 acres of land adorned with a mix of pasture and woods, the property invites exploration and outdoor activities. A covered patio and partially covered deck provide ideal spaces for entertaining or simply savoring the captivating surroundings. A private shared drive ensures seclusion and exclusivity, enhancing the sense of retreat offered by this remarkable property. Recent updates including Luxury Vinyl Plank (LVP) flooring, fresh paint, and modern appliances infuse contemporary comfort while preserving the home's charm. Practical upgrades, such as a serviced private well in 2023, an updated survey in 2022, a water heater installed in 2019, and a roof replacement in 2015, offer peace of mind regarding the property's infrastructure and functionality. This home is not just a residence; it's an invitation to embrace a lifestyle harmonized with nature's beauty and the comforts of modern living. *****THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. The scheduled auction will be canceled if an offer is accepted before the auction. This property is available for sale only and will be offered at public auction on Friday, January 26, 2024, at 11:00 a.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.*****

Private: 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 public auction on Friday, January 26, 2024, at 11:00 a.m. Owner has no keys to property - buyer will need to arrange rekeying. Gas logs also need replaced.