



149 April Valley Lane, Pickens, 29671, SC

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Price - \$3,199,000

Bedrooms	Baths	SqFt	Lot Size	Year Built	DOM
5	4	3399	130.0000	1981	514 Days

Features

Cooling

- Multi-Units

Heating

- Forced Air
- Heat Pump
- Wood Stove

Floors

- Carpet
- Wood
- Hwd/Pine Flr Under Carpet
- Laminate

Laundry Features

- Sink
- 1st Floor
- Electric Dryer Hookup
- Washer Hookup
- Laundry Room

Security Features

- Smoke Detector(s)

Roof

- Metal

Appliances

- Dishwasher
- Dryer
- Refrigerator
- Washer
- Free-Standing Electric Range
- Wood Stove
- Gas Water Heater

Community Features

- None

Interior Features

- Ceiling Fan(s)
- Ceiling - Smooth
- Walk-In Closet(s)
- Wet Bar
- Laminate Counters
- Pantry

Lot Features

Fireplace Features

- Wood Burning Stove

- Over 100 Acres
- Sloped
- Wooded

Style

- Ranch

Other

- Electric
- Heat Pump
- Creek
- Pond
- Multi-Units
- None
- See Remarks
- Asphalt
- Side/Rear Entry
- Driveway
- RV Access/Parking
- Boat

Description

Welcome to 149 April Valley Lane! A truly unique property located at the foot of Glassy Mountain between Pickens and Dacusville in the foothills of Upstate SC. Looking for a secluded rural residence or family compound? The tract features two homes in very good condition. One is a 3,370ft² single level with 5 bedrooms and 4 baths and the other is 5,000ft² two-level home with a full finished basement. Either of these homes would be suitable for a primary residence, or they could be converted to short- or long-term rental properties. If your dream is to build a new custom home instead, there are multiple potential homesites on the property suitable for a new build. The 180-acre parcel directly to the north across Glassy Mountain Road is under a conservation easement and will never be developed. Interested in an income producing investment? The current owners have operated April Valley RV Park on the property for many years. The park currently leases 19 RV spaces, with an additional 8 spaces that have utilities in place. All spaces have power, water and septic hookups. There is a park lodge building with laundry and bathroom facilities, an adult game room, TV, etc. Financials can be provided to qualified buyers during due diligence. The tract is primarily wooded, with mature hardwood and pines. It features frontage and access from Jameson Road along a paved private road and has 1,300 feet of frontage on Glassy Mountain Church Road. There are two ponds, one 4 acres and one ½ acre that are stocked with fish. A large granite rock bald overlooks the back of the big pond, offering dramatic views and breathtaking sunrises! An excellent trail system offers vehicle access to the majority of the property. Potential recreational activities include hiking, fishing and hunting (deer, bear, wild turkey and small game), shooting or trail riding. The location is excellent. You can be in Pickens in less than 10 minutes and make it to downtown Greenville in 30 minutes! You can hike at Table Rock, Caesar's Head or Jones Gap State Parks or put your boat in the water at Lake Keowee in less than 30 minutes! Clemson University is also close by and offers educational opportunities and exciting athletic events throughout the year. Hunter Farms strawberry farm is directly across Jameson Road, offering prepicked or you-pick berries in season. The owners will consider reasonable offers to subdivide that preserve the viability of the remaining property.

SEE THIS PROPERTY



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Check On Site



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