



17530 A&B Highway 101 South, Gray Court, 29645-7011, SC

https://homesforsalelistings.net/properties/17530-ab-highway-101-south/gray-court/sc/29645-7011/MLS_ID_1599348



Price - \$1,295

Bedrooms	Baths	Lot Size	Year Built	DOM
4	4	1.0000	2026	63 Days

Features

Heating

- Heat Pump

Roof

- Architectural

Appliances

- Electric Water Heater

Community Features

- Other

Other

- Heat Pump
- Other

Description

Here comes a “house hacking” opportunity of the century! Brand new, never lived in duplexes in booming Hickory Tavern, SC. Live in one, rent the other, lower your income taxes, way cheaper than paying rent! Lock this one up ASAP and choose the customization you want! These luxury multi-family modular homes that are a beautiful, affordable alternative to custom modular homes. As a result of our combined production efficiencies and incorporating our innovative, thoughtful designs, owners enjoy exceptional square-foot value with high-quality features and the latest amenities. These homes are precision-crafted and meet or exceed local and state building codes. You can select from our existing floor plans or customize one to fit your unique style and tastes! All this built on your astounding, level, 1-acre building lot with loads of privacy. This needs to be yours today! 2 building lots are available! They are part of Laurens County TMS 055-00-00-040 - New Tax Map numbers are coming soon – The surveys have just been approved by the county. So, of course there are no HOA fees – No fees, no hassles! On-site septic designs from SC Department of Environmental Health have been approved! Save money every month without having to pay the sewer fees others have to pay. Also, the “driveway permits” from SC Department of Transportation have been approved and the culverts ordered. More money in the bank for you! Speaking of money, Laurens County taxes cannot be beat – Super Low! Enjoy the savings! With frontage on Hwy 101 South, the potential for limited commercial use along with your residential building site offers even more flexibility for the fortunate owner! Possibly, you could build a home in the front and use the area in the rear for a private storage, parking or lay down for your business, heavy equipment or even a huge garden. These properties are in the award winning, most desirable, Hickory Tavern elementary school district! Minimal deed restrictions have been placed by the previous owner prohibiting mobile homes and no alcohol sales from the parcel – Off-frame Modular construction is fine. Other than those 2 covenants, you are good to go! The sites lay well with excellent topography - Only ~ 10 ft elevation change across the entire site – just enough to assure excellent drainage and no expensive cut and fill needed Attention Investors and builders! These are perfect buy & hold (1031 like kind exchange) sites or single-family residential build sites until construction begins. The owner is very creative and open to your ideas. Already own a home and ready to build a new one? We take trades!! A rare opportunity in the coveted Hickory Tavern School District. Broker is owner. Standard Features STRUCTURAL • Exterior Walls: 2"x 4" Wall Studs, 16" On Center • Ceiling Height: 8' • Interior Walls: 2"x 4" Wall Studs, 16" On Center • Double Top Plates on Interior and Exterior Walls • Floor Joist: 2x10 @ 16" On Center • Floor Decking: ¾" Tongue-and-Groove OSB • Exterior Wall Sheathing: 7/16" OSB • Roof Pitch: 7/12, 9/12 & 12/12 Pitch @ 24" On Center (Per Plans) • Roof Sheathing: 7/16" OSB with Ply-Clips • Overhangs: 12" EXTERIOR • Siding: Double 5 Straight/Traditional Lap Vinyl Siding w/White Corners • White Prefinished Fascia/Drip Edge; White Vinyl Soffit • Roof Shingles: Architectural Over Synthetic Roof Underlayment • Ridge Ventilation System • Titan House Wrap • Porches: 6" White Vinyl Post Wrap, Rails and Pickets (Per Plans) • Windows: KINRO Single Hung Vinyl w/Screens, DP50, • Low-E, 4/1 Grid Pattern • 2" Window Blinds: OPTIONAL • Exterior Window Treatment @ Front Elevation: 3" White Vinyl Trim All Shutters: OPTIONAL with 3" White Vinyl Trim (Included) • Rear/Utility Door: ½ Glass 4-Lite S262 • Kwikset Smart Key Knob with Deadbolt This is all we have room for but there so much more! Call now.

SEE THIS PROPERTY



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Check On Site



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