

For Sale

**Lot 37 Circle Dr – Shenandoah Estates Subdivision
Lake Hartwell
Townville, SC – Anderson County, SC**



Presented by:

Kyle Ward

Licensed Broker GA - SC

Longleaf Realty Trust, LLC

706-474-1348 Direct

kward@longleafcre.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



FACT SHEET

Lot 37 – Circle Dr - Shenandoah Subdivision – Townville, SC

LOCATION:	Located on Lake Hartwell within Anderson County, SC. Fronting on Circle Dr. in Townville, SC. 5 miles North of Interstate 85. Approximately 40 miles West of Greenville, SC, 15 Miles South of Clemson, SC, and 15 Miles NW of Anderson, SC.
CURRENT USE:	Vacant Residential Lake lot.
2012 TAXES:	\$5,870.24
HIGHEST AND BEST USE:	Residential lake front building lot.
REMARKS:	<p>Great Location on Lake Hartwell</p> <p>Convenient to I-85, Clemson, Anderson, and Greenville, SC</p> <p>190'+- Lake Frontage</p> <p>Located in the "Green Zone" (Dockable by permit)</p> <p>Great Lake Views</p> <p>Gentle Slope</p> <p>Wooded</p> <p>District 04 Schools</p> <ul style="list-style-type: none">• Townville Elementary (PK-6)• Riverside Middle (7-8)• Pendleton High (9-12)

Asking Price:	\$224,900 Reduced to \$199,000
----------------------	---------------------------------------

LAKE HARTWELL INFORMATION

Courtesy Army Corps of Engineers

Hartwell Lake is one of the southeast's largest and most popular public recreation lakes. Built by the U.S. Army Corps of Engineers between 1955 and 1963 as part of a flood control, hydropower, and navigation project, authorized purposes now include recreation, water quality, water supply, and fish and wildlife management. Each year, millions of people utilize the many public parks, marinas, and campgrounds conveniently located around the lake to pursue a variety of outdoor recreational experiences - making Hartwell one of the most visited Corps lakes in the nation

Hartwell Lake is a man-made lake bordering Georgia and South Carolina on the Savannah, Tugaloo, and Seneca Rivers. The lake is created by Hartwell Dam located on the Savannah River seven miles below the point at which the Tugaloo and Seneca Rivers join to form the Savannah. Extending 49 miles up the Tugaloo and 45 miles up the Seneca at normal pool elevation, Hartwell Lake comprises nearly 56,000 acres of water with a shoreline of 962 miles. The entire Hartwell "Project" contains 76,450 acres of land and water. Interstate 85 bisects Hartwell Lake and makes the area easily accessible to visitors.

Hartwell Lake and Dam is the second Corps of Engineers project to be built in the Savannah River Basin. The first, J. Strom Thurmond Lake and Dam, was completed in 1952. A third project, Richard B. Russell Lake and Dam was completed in 1985. Congress authorized Hartwell in 1950 and construction began in October 1955. The project was completed in 1963 at a cost of more than \$89 million.

PROPERTY RECORDS

Per Anderson County Tax Assessor

Property Record Detail

[View Taxes](#)[View Parcel](#)**TAXMAP NO.****013-01-01-037-000****OLD TAMAP NO.****PARENT TMS NO.**

Owner Information

Current Owner

Name **EQUAL SHARE LLC**
Address **16507 NORTHCROSS DR STE G**
City, State **HUNTERVILLE NC**
Zip **28078-0000**

Previous Owner

Name **EQUAL SHARE LLC**
Address **529 SHIRLEY CIR**
City, State **ANDERSON SC**
Zip **29625-0000**

Sales Information

Date	Book#	Page#	Price	Purchaser
8/25/2008	8818	00015	\$ 1.00	EQUAL SHARE LLC
8/01/2008	8818	00010	\$ 1.00	EQUAL SHARE LLC
7/29/2008	8818	5	\$ 295.82	HOLTZMAN DANIEL R + FRIST CHOICE HOUSING

Property Information

Subdivision	SHENANDOAH	Tax District	004
Physical Address	319 CIRCLE DR	Market Value	290,000
M/H		Prior Value	65,000
		Tax Value	290,000
		Exempt	

Legal Description

Legal Desc 1 **CP 082/765**
Legal Desc 2 **F081 D232**
Legal Desc 3 **LT 37 CIRCLE DR**

Assessment Totals

YEAR	ACRES	LOTS	LAND ASMT	#BLDG	BLDG ASMT	TOT ASMT	RAT CD	RC
2012		1	17400			17400	C	
2011		1	17400			17400	C	36
2010		1	19380			19380	C	
2009		1	19380			19380	C	25

2012 TAXES

RPC Tax Inquiry

[View Detail](#)

REAL PROP

Account Number: 2012 000167688**TMS#:** 013-01-01-037**Owner#:****PIN#:**

Owner Address

Name EQUAL SHARE LLC
Address C/O EQUAL SHARE LLC
16507 NORTHCROSS DR
STE G
City HUNTERSVILLE
State NC **Zip** 28078-0000

Transaction Date: 10/01/2012**District:** 4**Levy:** **City:** **County:** 30670**Assessment:** 17,400**Description:** LT 37 CIRCLE DR**Park:****Parent Park#:****SID#:****Suffix:****Escrow Act:****Appeal:**

Payment History

Paid Date 3/05/2013

	Charges	Payments	Refunds
Tax:	City		
	County 5,336.58	5,336.58	
Pen:	533.66	533.66	
Fee:			
Total:	5,870.24	5,870.24	

Balance Due:

Interest Charge:

Tax Exempt:

Prorate:

Legal from deed and Plat

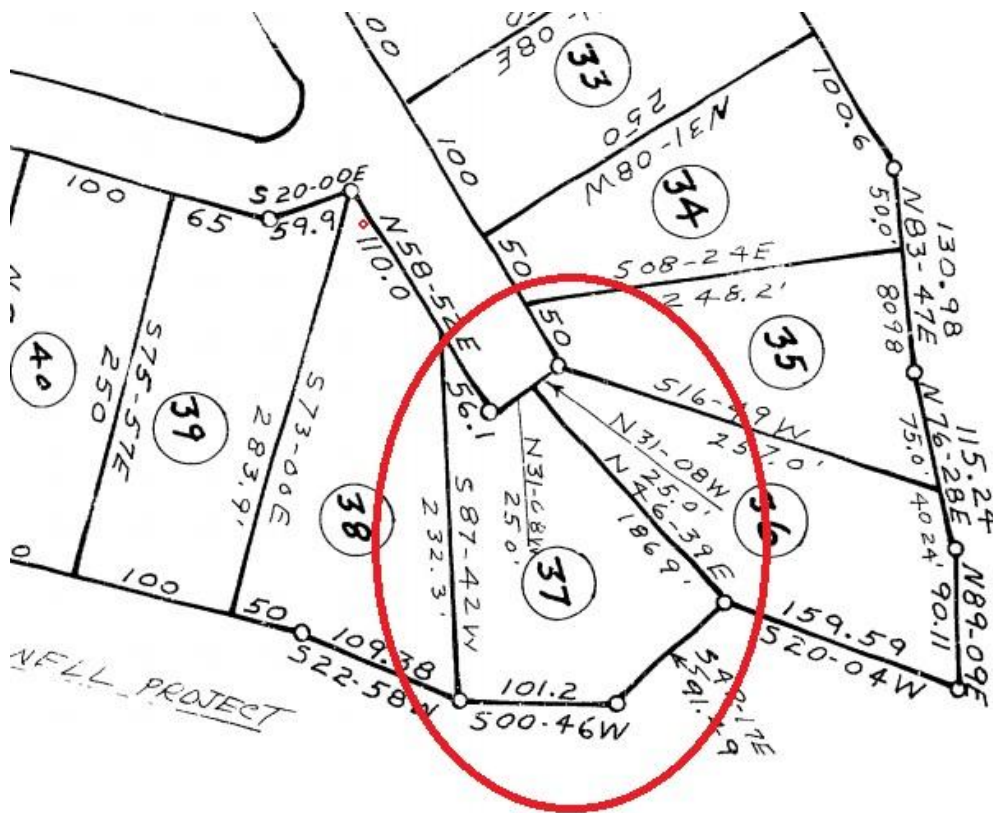
All that certain piece, parcel or lot of land situate, lying and being in the County of Anderson, State of South Carolina and being shown and designated as Lot Number Thirty-Seven (37), as shown on that certain plat prepared by Alvin Freeman, RLS#2991, dated August, 1976, of record in the Office of the Clerk of Court for Anderson County, South Carolina in Plat Book 82 at Page 765. The metes, bounds, courses and distances as shown upon said plat are incorporated herein by reference thereto. Reference being invited to said plat for a fuller more accurate description of the above described property.

This conveyance is specifically made subject to any and all recorded rights-of-way, easements, conditions and restrictions pertaining to the property herein conveyed, and in addition are subject to any of the foregoing which may appear from an inspection of the premises. Restrictions are of record in the Office of the Clerk of Court for Anderson County, South Carolina in Book 18-N at Page 560.

This being the same property conveyed unto 1st Choice Housing, Inc., herein by Deed of Daniel R. Holtzman, dated November 5, 2007 recorded November 9, 2007 of record in the Office of the Clerk of Court for Anderson County, South Carolina in Book 8351 at Page 213. This being the same property conveyed unto 1st Choice Housing, Inc., herein by Deed of RB Properties, LLC, dated August 1, 2008 recorded August 25, 2008 of record in the Office of the Clerk of Court for Anderson County, South Carolina in Book 8818 at Page

Mortgage of record in the Office of the Clerk of Court for Anderson County, South Carolina in Book 8351 at Page 207.

TMS#013-01-01-037



CONVENANTS AND RESTRICTIONS

Page 1 of 2

sect 1

18-7-560

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

RESTRICTIVE COVENANTS

WHEREAS, William L. Thompson and Cary C. Doyle are the owners of the lands described on a plat by Alvin Freeman, Reg. L. S., dated August, 1976, duly of record in the Office of the Clerk of Court for Anderson County, South Carolina, in Plat Book 82, at Page 765, and the said William L. Thompson and Cary C. Doyle now desire to restrict Lots Sixteen (16) through Forty-three (43) inclusive on said plat; and

WHEREAS, the above described lots are intended to be for residential purposes;

NOW, THEREFORE, in consideration of the foregoing, and the benefits accruing to the present and future owners of the lots of land included in said area on said plat, we do hereby impose the following protective and/or restrictive covenants, which shall be applicable to Lots Sixteen (16) through Forty-three (43) inclusive as shown on the abovementioned plat.

DWELLING COST, QUALITY AND SIZE: These lots are to be used for residential purposes only and no dwelling shall be erected on any lot containing less than 1,200 square feet of heated living area, and to be used as a single family dwelling, residential only.

TEMPORARY STRUCTURE: No structure of a temporary character, trailer, mobile home, basement, tents, shack, garage, barn, or other outbuildings shall be used or left on any lot any time as a residence either temporarily or permanently, nor will it be permissible to stockpile any form of construction materials or the parking of equipment on any lot which would be unsightly to the community, except during the actual time of construction of said house.

SIGNS: No sign of any kind shall be displayed to the public view on any lot except a professional sign of not more than one (1) square foot, or a sign of not more than five (5) square feet advertising the property for sale or rent, or the normal signs used by a builder to advertise the property during the construction and sales period only.

GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish.

Trash, garbage or other waste shall not be kept except in containers approved for sanitary condition.

All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

ARCHITECTURAL CONTROL: No building shall be erected, or placed on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved in writing by William L. Thompson and Cary C. Doyle as to quality and workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finish grade elevation.

COVENANTS AND RESCTRICTIONS

Page 2 of 2

Approval or disapproval by said William L. Thompson and Cary C. Doyle shall be given in writing within seven (7) days after having received said plans. In the event William L. Thompson and Cary C. Doyle or their agents fail to approve or disapprove within seven (7) days after the plans and specifications have been submitted to them, or in any event, if no suit to enjoin the construction prior to the completion thereof, approval will not be required and the related covenant will be deemed to be fully complied with.

BUILDING LOCATION: No part of any building shall be located on any lot nearer than ten (10) feet to any side line.

TERM: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

ENFORCEMENT: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

SEVERABILITY: Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

WITNESS our hands and seals this 11th day of July, A. D., 1977.

IN THE PRESENCE OF:

Ruth E. Fant (L.S.)
William L. Thompson (L.S.)
Thomas A. Bolt, III (L.S.)
Cary C. Doyle

STATE OF SOUTH CAROLINA)
COUNTY OF ANDERSON)

PERSONALLY appeared before me Ruth E. Fant and made oath that she saw the within named William L. Thompson and Cary C. Doyle sign, seal and as their act and deed deliver the within written Restrictive Covenants, and that she with Thomas A. Bolt, III witnessed the execution thereof.

SWORN to before me this 11th day of July, 1977.

Thomas A. Bolt, III (L.S.)
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1-27-81

Recorded this 19th day of July, A. D. 1977
in Vol. 187 Page 560
At 12:49 P. M.
C. E. Burdette C.C.C.P.
Anderson County, S. C.

JUL 19 12 49 PM '77

AERIAL

Google Earth



© 2013 Google

Google earth

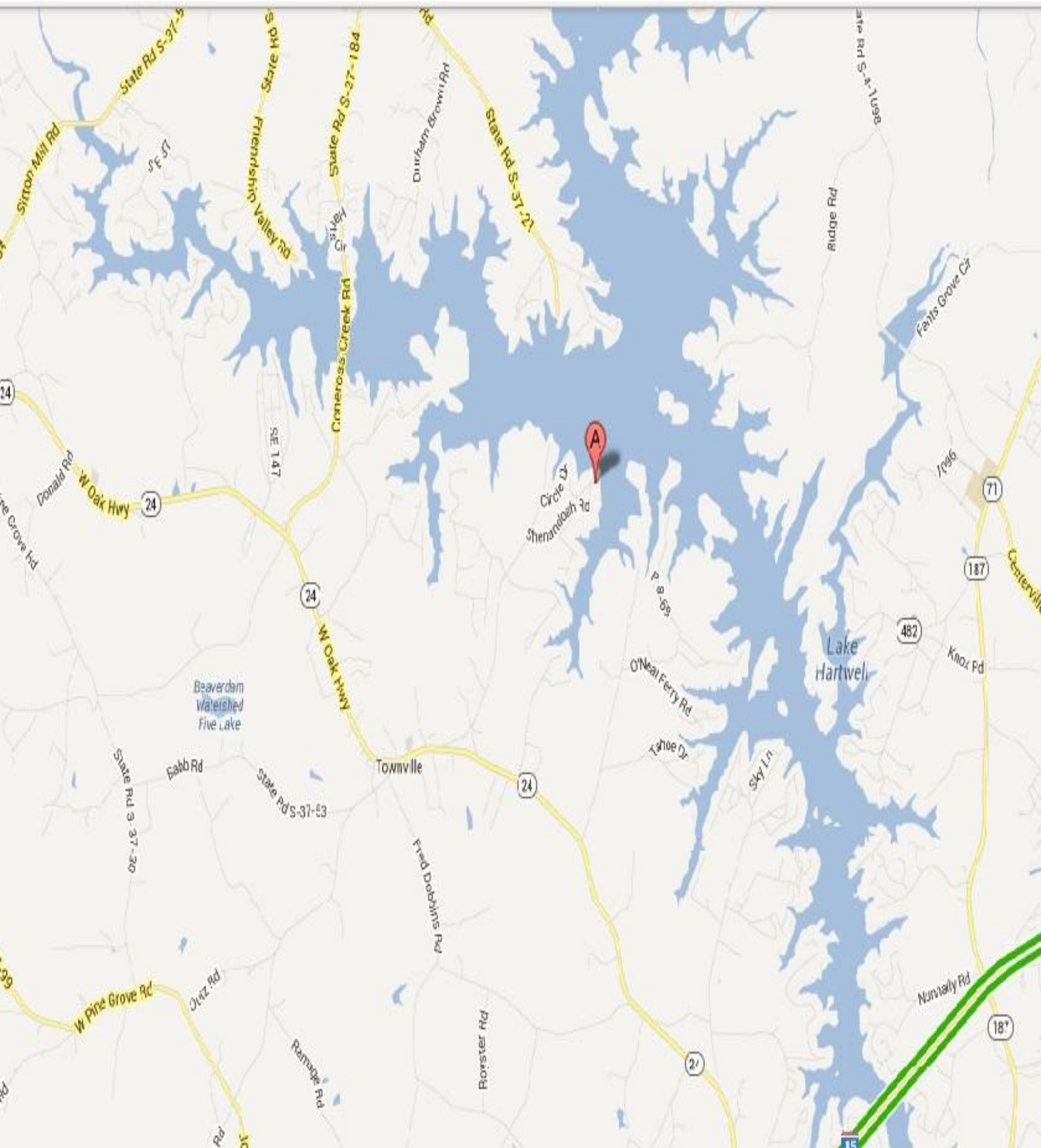
Imagery Date: 2/11/2012 34°35'10.48" N 82°52'11.01" W elev 741 ft eye alt 3401 ft

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



MAP

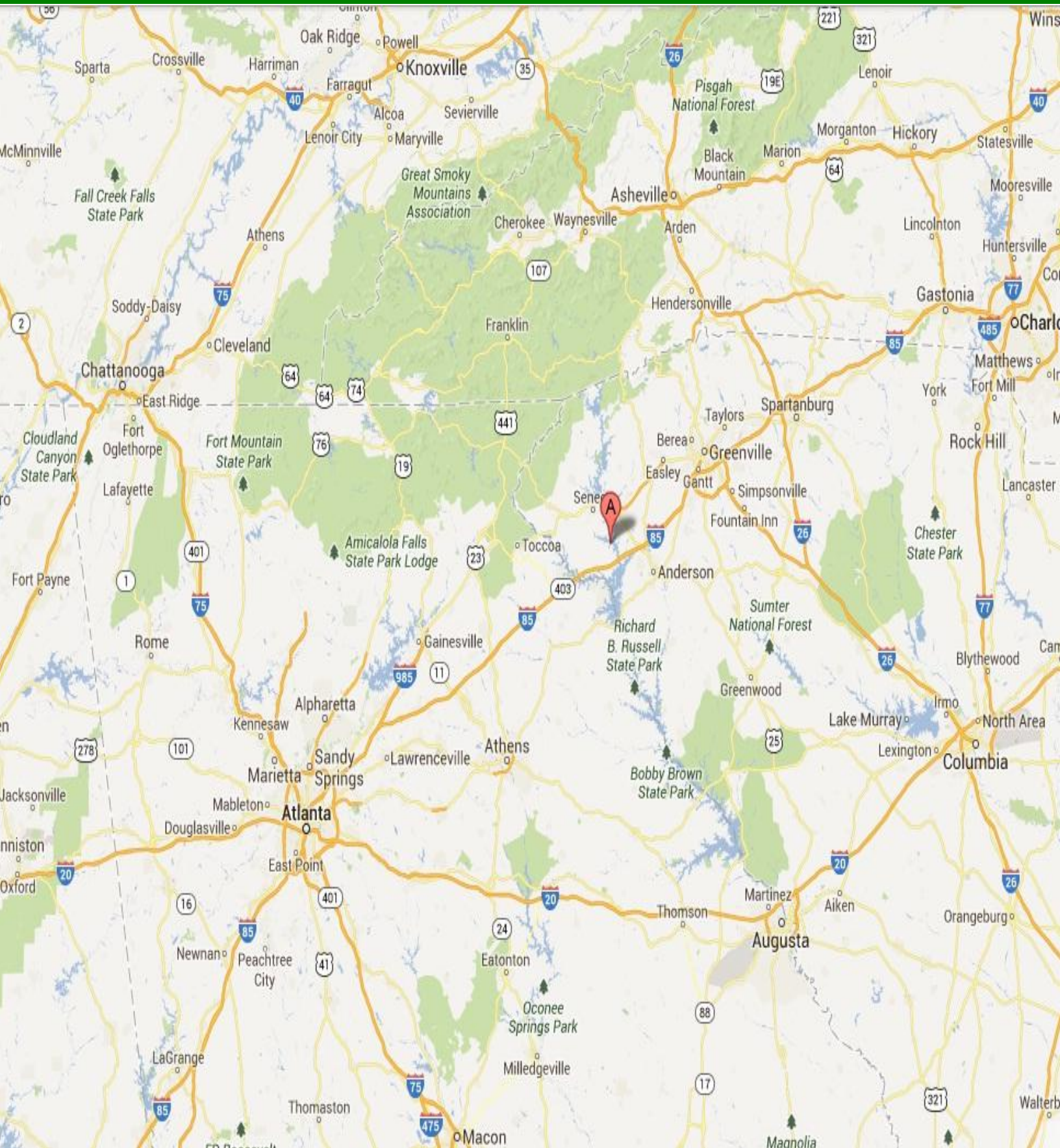
MAP- LOCAL



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



MAP FAR



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PICTURES



Nearby Public Boat Ramp



Entrance to Subdivision

PICTURES



Street View Looking Towards Subject



Subject from Adjacent Lot

PICTURES



Corps of Engineers Property line



View of Lake from Corps of Engineers Property Line

PICTURES



Lake View



Lake View