

FOR SALE

184 McCarson Road Marietta, SC 29661



\$2,199,900



Drone Video: <https://vimeo.com/723017298>

Property Features

- Greenville County TM#s 0674010101001 & 0674010101000
- 1,200+ ft. of frontage on McCarson Rd.
- New renovations to a 2BR/2BA open floor plan living space including a full kitchen
- Storage shed(s) and two shipping containers used for additional storage
- 1/3 of a mile of frontage on the Middle Saluda River with a dock, private beach/picnic area, and remnants of a historic stone dam
- +-1 mile of interior creeks and +-5 acres of pasture
- +-3-acre level home site(s) at the highest POE (1,354') overlooking the river with long range mountain views
- Majority of the property is mature hardwoods with an interior trail system
- Located 2 miles south of Jones Gap State Park (<https://southcarolinaparks.com/jones-gap>)
- 14 Min. to Table Rock State Park/20 Min. to Caesars Head State Park
- 18 min. to Travelers Rest & 40 min. to both Greenville/Spartanburg airport, Asheville, N.C. airport, and Brevard, NC
- Endless recreational opportunities including world class hiking, excellent hunting & fishing, and camping to name a few



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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



101 E Washington St
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Property Description

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The Middle Saluda River Estate is a quintessential representation of the beauty, culture, and historical significance of the Upper Saluda Watershed. Mountain views, native vegetation, crystal clear water, and an abundance of wildlife complement a true sense of peace and quiet. The property is located less than half a mile from River Falls Road on the way to Jones Gap State Park, Camp Greenville, and Pretty Place Chapel. It is only 45 minutes away from Lake Keowee and is in close proximity to Cherokee Foothills Scenic Hwy 11. At the gated entrance, a gravel driveway runs through five acres of manicured pasture on either side of Cox Creek and leads to several shipping containers that have been converted into a newly renovated 2BR/2BA living space with ample storage space for equipment/vehicles perfect for staying on site while building a dream home. An improved network of interior trails provide access to a majority of the property including a level three acre site along the ridge (1,354') with multiple homesites. The bulk of the acreage is old growth hardwood and includes a second creek bottom running through the interior of the property near the southern boundary line. The river frontage on the property is a testament to the Middle Saluda's status as the first designated scenic river in the state. In addition to a dock over-looking a deep bend is a private beach/picnic area established next to the remnants of a historic stone dam.



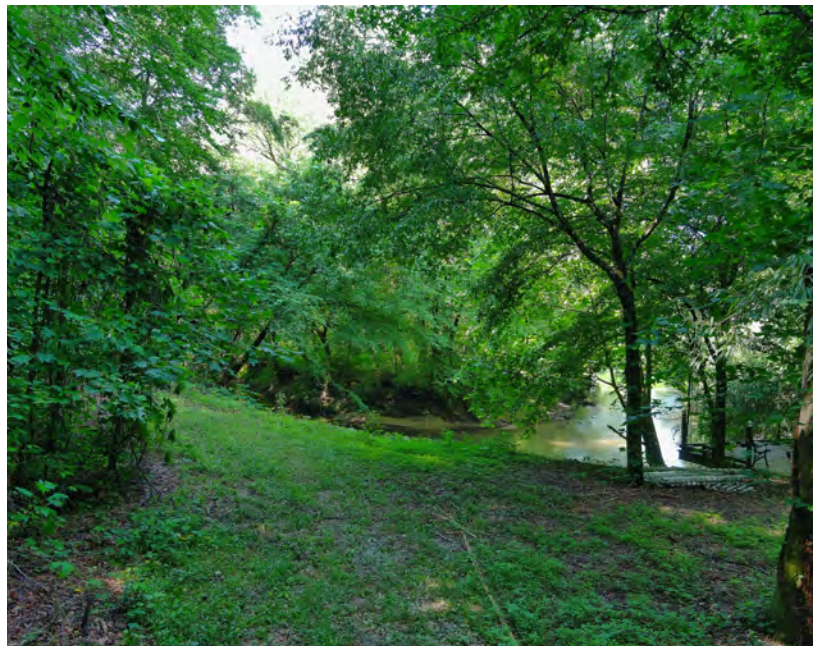
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Drone Photos

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Lot Photos

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Improvement Photos

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