

103 Belue Cemetery Road Landrum, SC



WWE
WALKER · WALLACE
& EMERSON
REALTY



To really know a home it's always beneficial to know the past owner /history. And to truly grasp the bones of this estate you might want to google the matriarch - Helen Louise "Weezie" Frohlich's obituary. Usually this space is used to embellish the finer appointments and qualities of the home and grounds - we can only envision the grandeur of the early sixties. Like any good investment - its about the foundation and growth potential. In this case YOU are in control of destiny based on .1) location ,location, location .2) 10 to 12 foot plaster walls/ceilings .3) hardwood and tile floors .4) wainscoting in many of the rooms .5) two marble encased fire places .6) expansive brick patio to relax and take in the wonderful mountain views .7) Eleven private/ hill top acres appointed with mature oaks, magnolias, various fir species, open pasture and views to live for. Come - look at what your future can bring.

**To Schedule a Private Showing, please call Madelon Wallace 864-316-3484
or Mickey Hambright 828-817-1796**



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THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION OR RENOVATION PLANS OR COSTING. USE ONLY YOUR CONTRACTOR OR DESIGNER DIMENSIONS.

NOTE: THIS PLAN IS FOR GENERIC INFORMATION PURPOSES ONLY. MINOR ADJUSTMENTS MAY HAVE BEEN MADE FOR THE PLAN TO APPEAR COMPLETE. FLOOR AREA AND BUILDING SIZE IS CALCULATED BY TAKING INTERIOR DIMENSIONS AND ASSEMBLING ROOMS TOGETHER INTO A FLOOR PLAN DIAGRAM. DIMENSIONS MAY VARY FROM ACTUAL DIMENSIONS MAY BE PRESENT TO PERMIT ALL ROOMS TO FIT TOGETHER. VARIATIONS IN WALLS NOT BEING 'STRAIGHT AND TRUE' AND SETTLING OFTEN LEAD TO UNDETERMINABLE VARIATIONS FROM THE 'PERFECT BUILDING', PARTICULARLY IN OLDER HOMES. UNLESS OTHERWISE DETERMINED, INTERIOR WALLS ARE CALCULATED AT 1/2" FROM THE 0" TO 6" EXTERIOR WALLS ARE CALCULATED AT 6" FROM THE 0" TO 6" EXTERIOR WALLS. OBVIOUS HALLWAYS CLOSETS & CLOTTON WALLS. OBVIOUS HALLWAYS MAY BE EXCLUDED FROM ADJACENT ROOM AREAS. INTERIOR ROOM AREAS ARE APPROXIMATE FLOOR AREAS.

BUILDING SUMMARY
(REAL ESTATE SALES)

PRIMARY HEATED AREAS
HOUSE - MAIN* 3484 sf

UNHEATED &/or UNFINISHED AREAS
BASEMENT* 930 ± sf

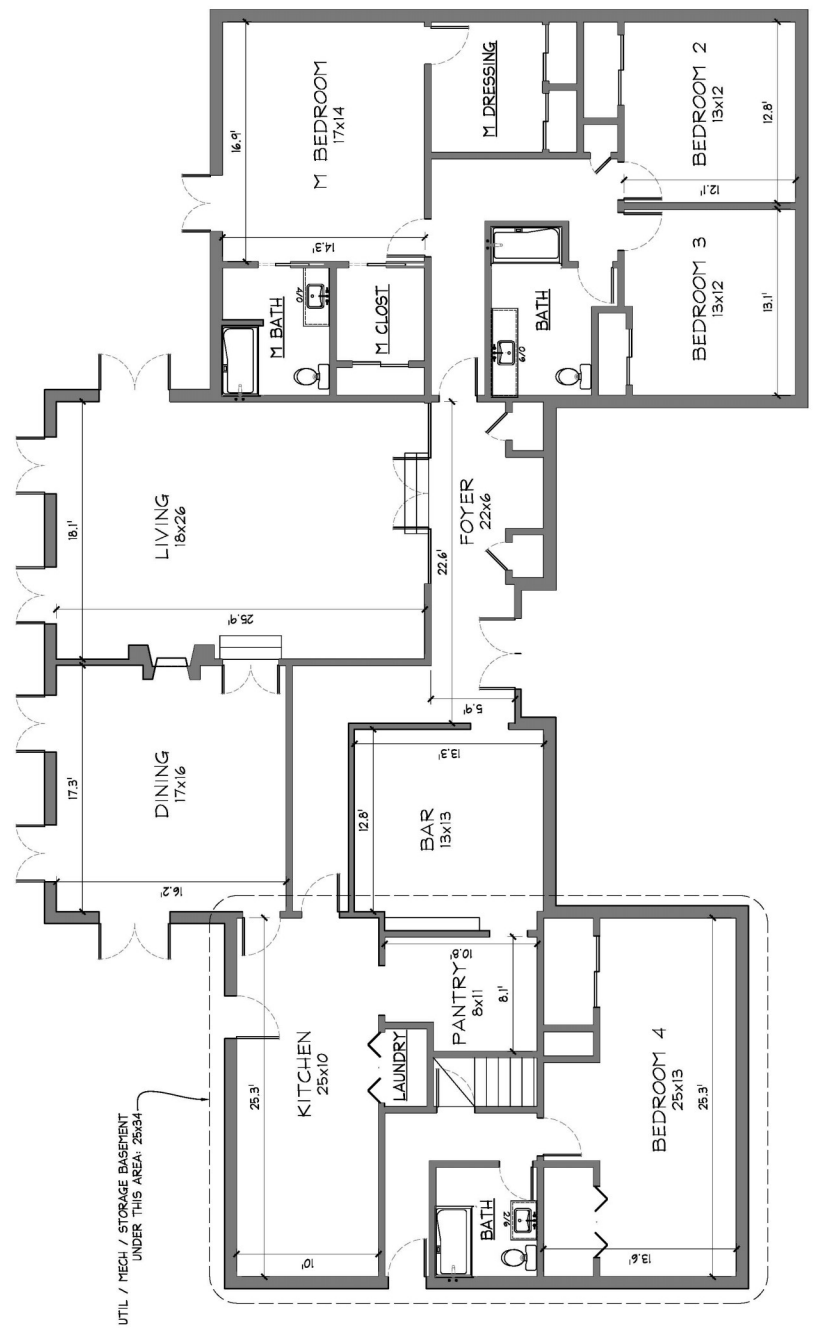
BEDROOMS 4
BATHS 3

103 BELUE CEMETERY
LANDRUM, SC 29356

BEowden
nvironments

Design & Planning of Homes and Farms
NICK BOWDEN New, Remodel, Planning, As-Built
904-296-2121
tkb@bowdenenvironments.com

PROJECT #: 262
PAPER SIZE: 11X17
PAGE 1

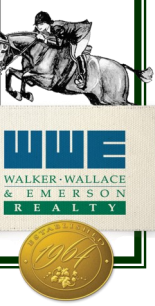


MAIN LEVEL
1/8" = 1'-0"

103 BELUE CEMETERY RD
LANDRUM, SC 29356

* NOTE: SQUARE FOOT (#) LISTED IN ROOM LABELS IN THE PLAN ARE INTERIOR FLOOR SPACE. THE SF INCLUDE CLOSETS OR SIMILAR SPACES IN OR ADJACENT TO ROOM, SUCH AS BEDROOM M.I.C. THE INDIVIDUAL ROOM AREAS WILL NOT ADD UP TO THE SUMMARY BUILDING AREA(S).

NOTE: NEITHER NC OR SC HAVE STATE REQUIREMENTS FOR CEILING HEIGHT IN HEATED LIVING AREA OR WHAT CONSTITUTES A BEDROOM. NC RECOMMENDS DISCLOSURE OF ANY AREAS THAT DO NOT MEET THE 7' CEILING HEIGHT STATED IN THE NCREC PUBLISHED 'RESIDENTIAL SQUARE FOOTAGE GUIDELINES'. CEILING HEIGHTS ARE STATED ON THIS PLAN FOR THIS REASON.



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BLUE CEMETERY RD.

GROVE ROAD

N/F BLUE RIDGE BAPTIST CHURCH
D.B. 1819/488
0626.01-01-007.38

TRACT #1
P/O 0626.01-01-006.00
1.00 ACRE

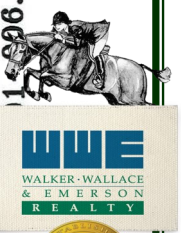
TRACT #2
P/O 0626.01-01-006.00
10.00 ACRES

N/F V. FROHLICH
D.B. 2617/3410
0626.01-01-006.06

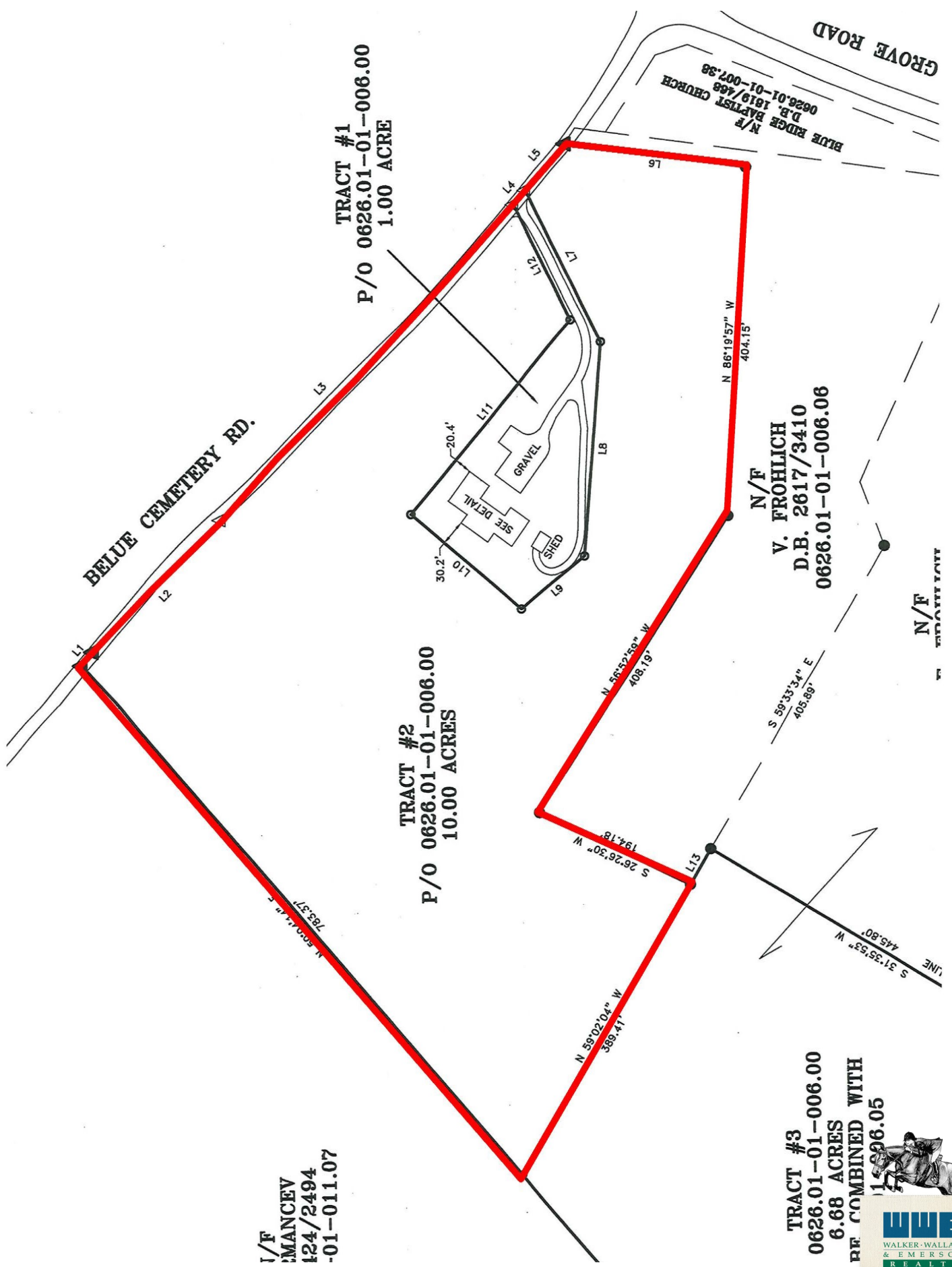
N/F

I/F MANCEY
124/2494
-01-011.07

TRACT #3
0626.01-01-006.00
6.68 ACRES
REF. COMBINED WITH
01-006.05



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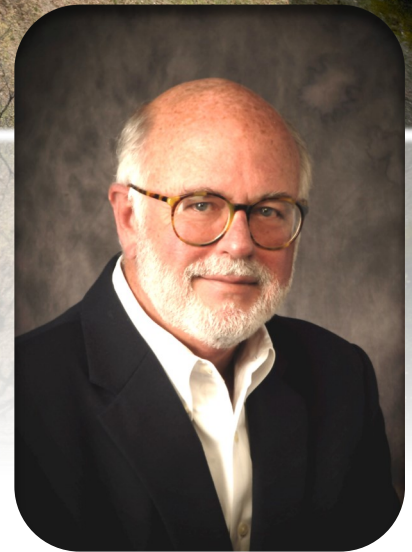


Madelon Wallace

864-316-3484 *cell*

864-457-2448 ext 125 *office*

MadelonWWE@aol.com

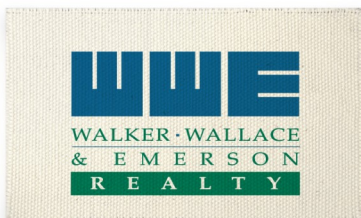


Mickey Hambright

828-817-1796 *cell*

864-457-2448 ext 121 *office*

GMHambright@gmail.com



wwerealty.com

Walker, Wallace & Emerson Realty

400 East Rutherford Street Suite 100 | Landrum, SC 29356