



# 475 Pierce Road Landrum, SC



WALKER · WALLACE  
& EMERSON  
REALTY



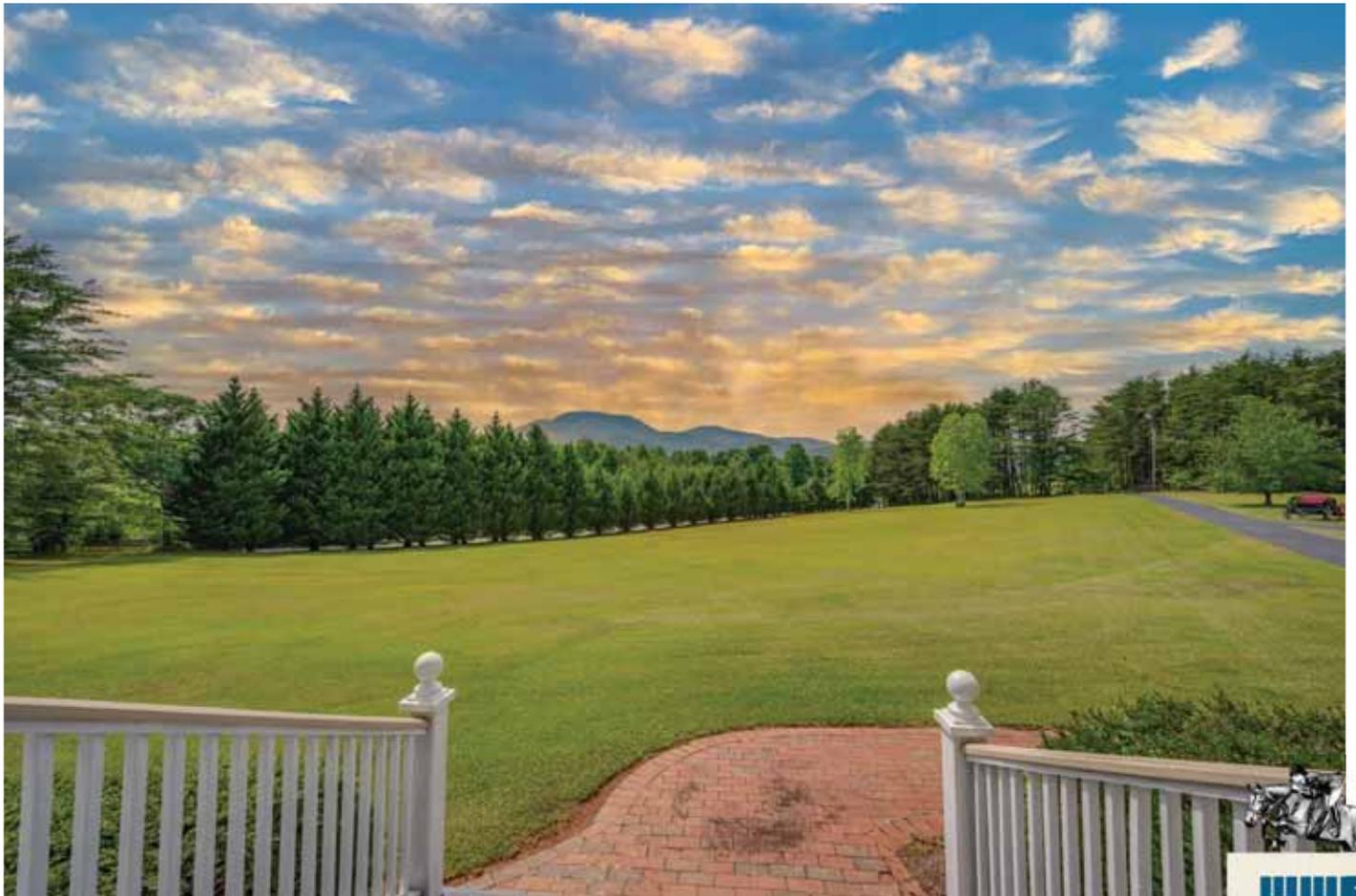
Enjoy being nestled into 21 private acres with a charming craftsman farmhouse, a pool, your own clay tennis court, and a barn/event center—all with permanently protected million dollar views of the pristine Greenville watershed on Hogback Mountain. The original 860-s.f. home, a Sears & Roebuck kit from the 1920s, was moved from Landrum, SC to the property in 1990, where the owner, a contractor, built the rest of the 5,100-s.f. home. House features specialty flooring throughout—Carribean heart pine, slate, cork and tile—five bedrooms, five full baths, two half baths, and a 3-car garage with slate floor. Move-in ready, with new gas furnace (2021) and new air-conditioner/heat pump (2020), and a 100-year metal roof. Event center could be converted to equestrian barn, or antique cars shop... possibilities are endless with fire pit, restrooms, caterer's kitchen and commercial equipment.

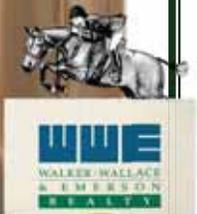
**To schedule your private showing please call Jeff Byrd 828-817-0012**



**WWE**  
WALKER WALLACE  
& ASSOCIATES  
REALTY



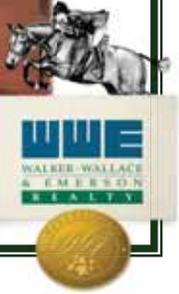








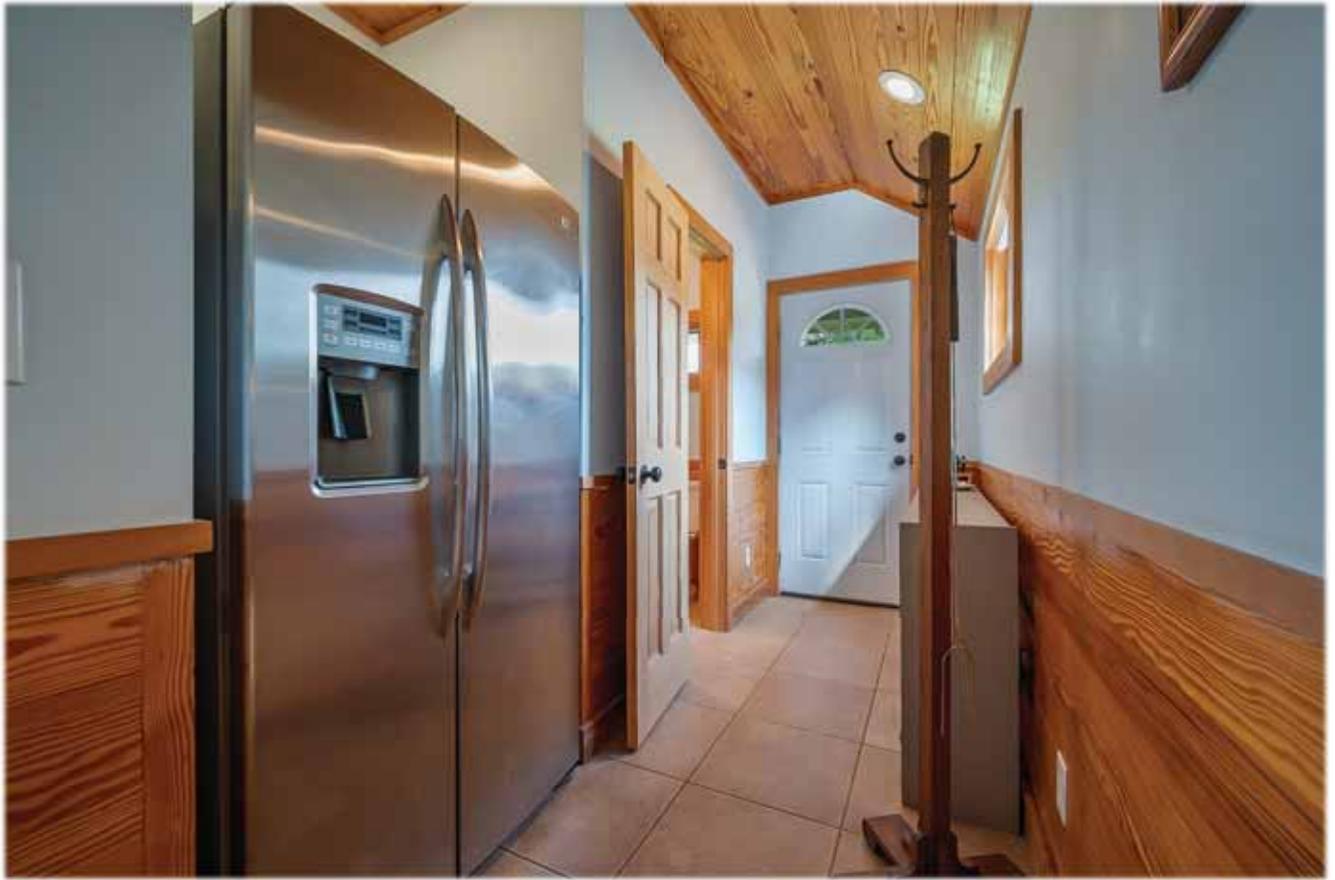






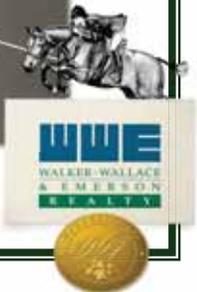










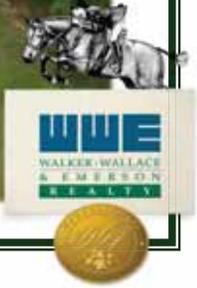














**WWE**  
WALKER WALLACE  
EQUESTRIAN  
REALTY





**WWE**  
WALKER WALLACE  
EQUINE REALTY







**WWE**  
WALKER WALLACE  
REALTY













**WWE**  
WALKER WALLACE  
REALTY





approx. property lines



**WWE**  
WALKER-WALLACE  
REAL ESTATE  
REALTY





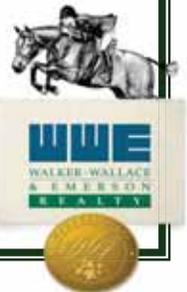
**475 Pierce Road**  
**Summary of Features and Improvements**

Main house

- Original home 1920s Sears & Roebuck kit home farmhouse
- 4,000 s.f. additions
- \* Total 5,100 s.f.
- \* 21.5 acres,
  - 12 acres homesite and open pasture, level land
  - 9 acres of woods
- \* 6 acres scenic easement on neighboring property protecting “million dollar” views of Hogback Mountain
- \* 5 BR, 5 BA, 2 - 1/2BA
- \* Public water, septic
- \* Multiple porches
- \* Three fireplaces – two propane gas logs, one wood-burning
- \* Upgraded flooring in multiple rooms –
  - Caribbean heart pine in main floor living areas
  - Charleston Verde green in front hall
  - slate floor in mud room and garage
  - cork floor in game room
  - B&W Mexican tile in guest room
  - seagrass on third floor bedroom, crafts room
- \* Beadboard ceilings
- \* Cedar siding on house, hardy board on garage
- \* Two water heaters
- \* 100-year metal roof
- \* Quartz countertops
- \* New (2021) gas furnace heat, 2-zones new (2021) heat pumps AC
- \* Two refrigerators
- \* Two dishwashers
- \* Possible second living quarters on main
- \* DirecTV, AT&T and Windstream for television and internet

Other

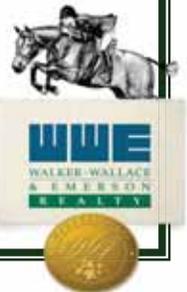
- In-ground pool with new liner – 32x16, chlorine
- Clay tennis court
- Five acres wired for invisible fence dog run



**475 Pierce Road**  
**Summary of Features and Improvements**

Event Center/Barn/Equestrian/Possible auto workshop

- Reception barn – 878 s.f.
- Covered patio – 864 s.f.
- Seating for 125 people
- Stage area – 144 s.f.
- Caterer's kitchen
- Tables and chairs for seating area for 150 people
- Parquet dance floor
- Restrooms – 258 s.f. – 2-stall women's, 1-stall men's
- Fire pit
- Field parking for 80 cars
- Separate septic tank
- Commercial refrigerator
- 500-lb icemaker



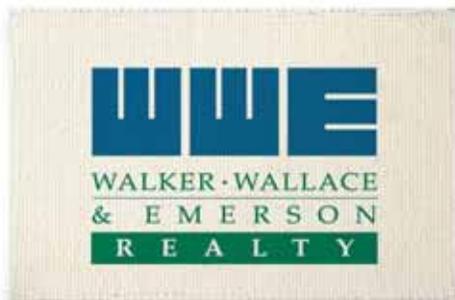


Jeff Byrd

882-817-0012 *cell*

864-457-2448 ext 116*office*

Jeff@JeffByrdTryon.com



[wwwRealty.com](http://wwwRealty.com)

Walker, Wallace & Emerson Realty

400 East Rutherford Street Suite 100 | Landrum, SC 29356

864-457-2448 | 864-457-2076 fax