

# 1011 Redland Road

*Landrum, SC*



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WALKER · WALLACE  
& EMERSON  
REALTY



Southern Charm abounds from this mostly remodeled country rancher! Centered on a knoll in the middle of the property, the home is sited to take in the view of the 38 tree pecan grove from the front and mountain view, woods and neighboring cattle farm to the back. Numerous improvements and upgrades have been recently done with only the kitchen and bathrooms remaining. Home features include hardwood floors throughout, cozy family room with wood burning fireplace and sunroom and an oversized garage. New roof and gutters, exterior doors, custom shutters and picture window, paint inside and out, major electrical updates, lighting and so much more. 20 x 50 shop building with and overhang and upstairs with 800 extra SF for storage.

You can't ask for a better location just outside the town limits allowing for easy access for schools, shopping and commuting.

**Please Call Roberta Heinrich to Schedule Your Private Showing 828-817-5080**



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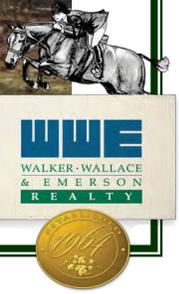
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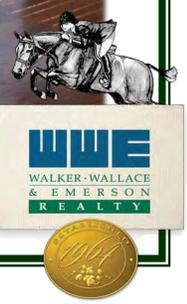
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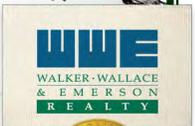


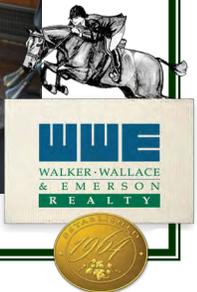




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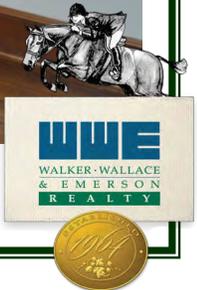






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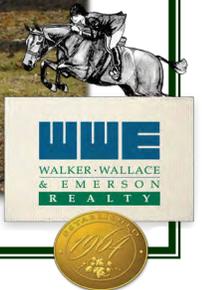






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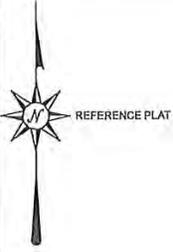




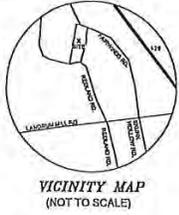


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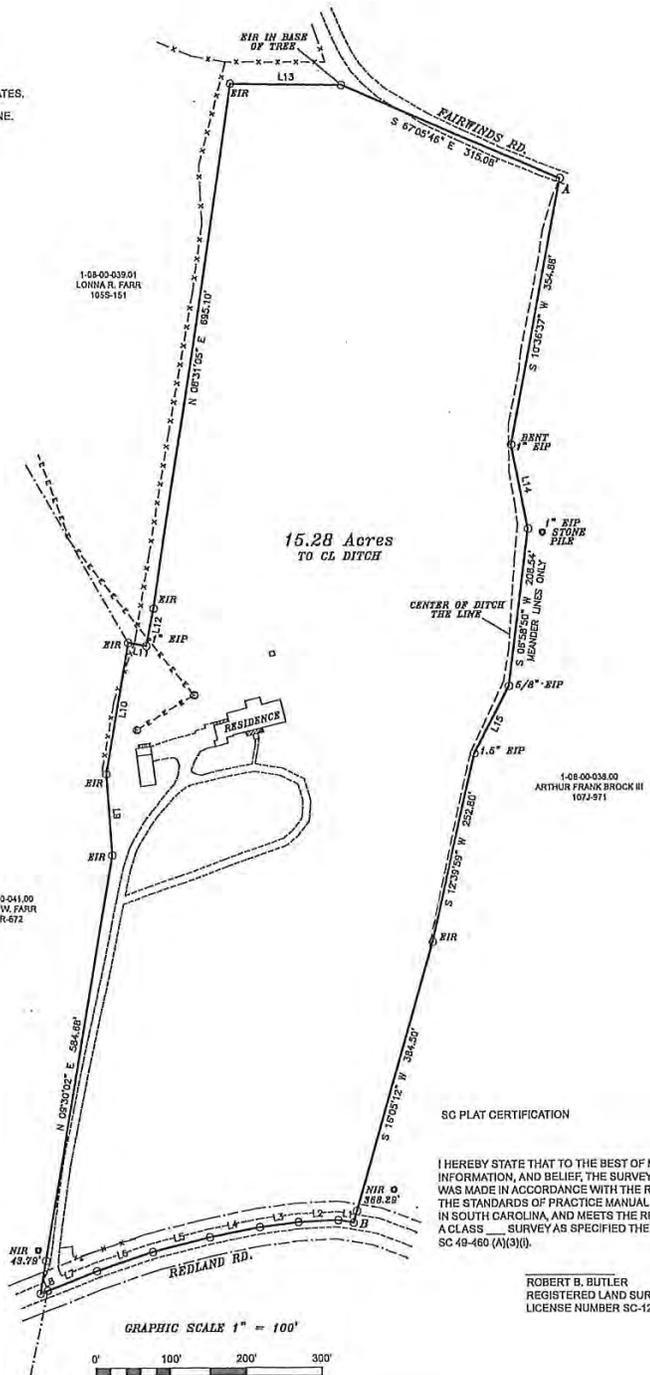
**SURVEY FOR**  
**HAROLD CHALMERS POSTON JR.**  
**SCHOOL DISTRICT 1, SPARTANBURG CO., SO. CAR.**  
**LEGAL REFERENCE: DB. 122A-480**  
**PLAT REFERENCE: PB. 149-716**  
**JULY 31, 2019**  
**BUTLER ASSOCIATES**  
**LAND SURVEYING, PLLC.**  
**28 NORTH TRADE ST.**  
**TRYON, NC 28782**  
**828-859-5390**



**NOTE:**  
 THIS PARCEL IS SUBJECT TO ALL EASEMENTS  
 AND RESTRICTIONS OF RECORD.  
 NO TITLE SEARCH PERFORMED BY BUTLER ASSOCIATES.  
 LINES A-B ARE MEANDER LINES ONLY. DITCH THE LINE.

- LEGEND:**
- NIR - NEW IRON ROD
  - CM - CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - ⊕ - ELECTRICAL
  - ⊗ - FIRE HYDRANT
  - ⊙ - AREA LIGHT
  - ⊖ - WELL/WATER METER
  - DRIVER/ROAD
  - - - - - ADJOINING BOUNDARY LINE
  - - - - - RW
  - - - - - OVERHEAD UTILITIES
  - BOUNDARY LINE

LINE	BEARING	DISTANCE
L1	N 80°53'26" W	20.50'
L2	S 87°33'01" W	53.32'
L3	S 82°24'36" W	51.23'
L4	S 78°58'23" W	67.81'
L5	S 75°31'20" W	77.22'
L6	S 71°33'00" W	78.31'
L7	S 68°58'27" W	70.85'
L8	S 66°10'31" W	10.06'
L9	N 04°05'59" W	106.68'
L10	N 02°35'41" E	174.60'
L11	S 80°18'23" E	24.92'
L12	N 11°12'55" E	50.18'
L13	S 89°02'02" E	147.61'
L14	S 11°13'09" E	112.64'
L15	S 27°30'18" W	89.34'



SC PLAT CERTIFICATION

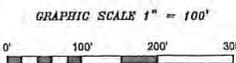
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,  
 INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON  
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF  
 THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING  
 IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR  
 A CLASS \_\_\_\_\_ SURVEY AS SPECIFIED THEREIN,  
 SC 49-460 (A)(3)(i).

ROBERT B. BUTLER  
 REGISTERED LAND SURVEYOR  
 LICENSE NUMBER SC-12233

**TAX PIN:**  
**1-08-00-039.00**

13524B

NC FIRM LICENSE NO. P-1922  
 RATIO OF PRECISION: 1:10,000  
 D-123-21



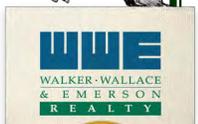
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## 1011 REDLAND ROAD IMPROVEMENTS

The following home improvements have been made since Seller's ownership:

- Roof replaced with 30 year architectural shingles, ridge vent, plumbing vent and valley flashing.
- Fascia boards replaced.
- New seamless gutters, leaf guards, downspouts, and underground drains.
- Remodeled front porch.
- New exterior vinyl.
- Exterior and interior completely painted including garage floor.
- New custom front door and threshold, plus new exterior doors.
- New custom wood shutters on the front of the house.
- All interior and exterior knobs and lock sets replaced.
- New custom picture window in the living room.
- Major electrical service updates to house include service panel upgrade to 200 amp service, GFI circuits, receptacles, switches and covers.
- WIFI enabled doorbell system.
- Outside lighting including dusk to dawn motion sensing lights, porch lights and front lamp post.



## IMPROVEMENTS CONTINUED

-New toilet flush valves and supply lines.

-New HVAC registers and filter returns.

-New garage door opener on left side.

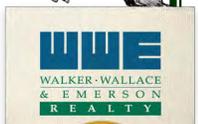
-New vents in the crawlspace.

Plus additional improvements:

-Pump house plumbing and insulation replaced.

-Removal of over 50 dead or dying trees, all stumps around house have been ground down.

-New bed plantings around house.





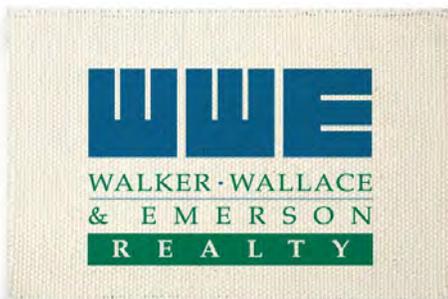
Roberta Heinrich

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RobertaHeinrich.com



**wwerealty.com**

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