

**Real Estate for Sale  
Living Estate of Hattie Alma E. Dodson**

**104 Orchid Drive, Greenville SC 29617**



1505 +/- sq ft

Jim King, Real Estate Agent – (864) 444-2330

From Cherrydale Shopping Center (SC-291 North Pleasantburg Dr) take SC 253, E Blue Ridge Dr. approx 2.4 miles to a right onto Cedar Lane Rd. Go approx 1 mile to a right onto Orchid Drive. House is on the right.

**3 BR, 1 BA Brick Ranch is a charming example of the attractive homes blooming along Orchid Drive. You can admire the beautiful streetscape from the Front Porch or bring the outdoors in when you relax in the large private Screened Porch w/ Hardwood Flooring on the back – a wonderful place for entertaining or just relax with a glass of iced tea and look out over the “country flower beds” that were so carefully planned. Welcome visitors into the separate Living Room in the front which opens into a large Eat-in Kitchen and Sunken Den with Brick Fireplace Wall. A large Laundry room sits off the Den (a perfect place to add an extra bath). One bedroom is being used as a Formal Dining Room with the closets cleverly converted into display cases to show off the fine china to your guests. The New Roof with architectural shingles tops off this rare “flower of a home” that is rooted in a large lot with Fenced Back Yard and large Storage Building. Seller has a modest reserve that will protect the value of your investment. When you pick this charmer as the winning bidder we will say SOLD to you!**

**Real Estate Terms & Conditions: All property sells “AS-IS, WHERE IS” condition without guarantee or warranty. There will be a 10% buyer’s premium added to the final bid price to determine the contract sales price. The winning bidder is expected to bring a check amounting to 5% of the contract sales price and meet the agent at WHAM Office, 104 Middleton Way, Greer, SC, 29650. The high bidder acknowledges by bidding that his bid will be effective for 36 hours following the auction for seller confirmation. The balance due on the property is due within 30 days following the auction. The Buyer pays ALL closing costs, including, but not limited to: attorney, deed, deed stamps, wood infestation report and survey. WHAM AARE, LLC - Ann Delaney, BIC SCFL 3988**

  
**WHAM**  
AUCTIONS • APPRAISALS • REAL ESTATE, LLC  
104 Middleton Way, Greer SC 29650  
864-801-9468