



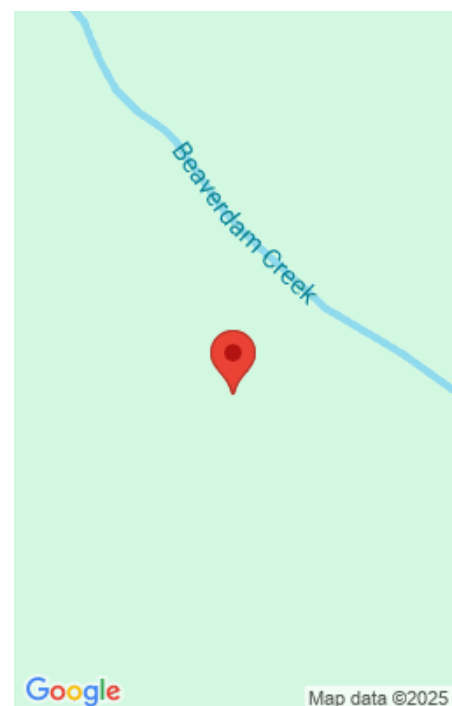
**\$435,000**

## **1759 THREE BRANCHES ROAD**

<https://vizorealty.com>

**\*\*MOTIVATED SELLERS\*\* REDUCED PRICE!!!!** This remarkable property offers the best of both worlds, boasting two homes on separate lots. TMS#266-01-00-024A is a serene oasis nestled on a little over 12 acres of privacy and natural beauty. Sit back and relax on the front porch, taking in the breathtaking views reminiscent of the mountains. Explore the abundance of wildlife and the tranquil creek that meanders through the property, or embark on exciting ATV adventures across the expansive acreage. All this while enjoying the added benefit of low Kershaw County taxes. This portion of the property includes a well-maintained 3-bedroom, 2-bathroom modular home and a spacious 40x40 workshop equipped with two 12-foot roll-up doors, a professional car lift, separate electrical service, and an air compressor. TMS#266-01-00-024B features a 1-acre lot with a 2006 manufactured home boasting 1,800 square feet of living space. This inviting residence offers 3 bedrooms, 2 full bathrooms, a spacious kitchen, and an open great room concept (mobile home does need some TLC). Additionally, the property includes a shed with power and two convenient carports. This exceptional opportunity presents the chance to acquire both properties, offering versatility and potential for a multitude of uses, from a multi-generational family compound to a homestead with rental income possibilities. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.

- 3 beds
- 2 baths
- Modular
- RESIDENTIAL
- ACTIVE
- 1404 sq ft



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## Basics

**Date added:** Added 5 days ago  
**Category:** RESIDENTIAL  
**Status:** ACTIVE  
**Bathrooms:** 2 baths  
**Area, sq ft:** 1404 sq ft  
**Year built:** 2006  
**TMS:** 266-01-00-024

**Listing Date:** 2024-05-22  
**Type:** Modular  
**Bedrooms:** 3 beds  
**Half baths:** 0 half baths  
**Lot size, acres:** 12.58 acres  
**MLS ID:** 585646  
**Full Baths:** 2

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## Building Details

**Price Per SQFT:** 309.83  
**New/Resale:** Resale  
**Heating:** Central,Heat Pump 1st Lvl  
**Water:** Well  
**Basement:** No Basement

**Style:** Ranch  
**Foundation:** Crawl Space  
**Cooling:** Central,Heat Pump 1st Lvl  
**Sewer:** Septic  
**Exterior material:** Vinyl

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## Amenities & Features

**Garage:** None  
**Features:** Front Porch - Uncovered, Workshop

**Water Frontage:** Creek

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## HOA Info

**HOA:** N

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## School Info



**School District:** Kershaw County  
**Secondary School:** Lugoff-Elgin

**Elementary School:** Wateree  
**High School:** Lugoff-Elgin

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## Listing Courtesy Of

**Listing Office:** Coldwell Banker Realty

**Listing Agent:** Alison

