



Glenn Springs Estate

Land&Timber

Acreage: +/- 217 Acres

Price: \$2,100,000

TID #: 6-51-00-002.00 & 6-51-00-002.01

Utilities: Power, phone, septic, well

Location: 250 Boys Home Road, Pauline, SC

Zoning: None

A premier upstate residential estate. A large Lindal cedar home sits on a hilltop in the middle of this secluded +/-217 acre wooded tract. Located in historic Glenn Springs, the property is just 20 minutes from downtown Spartanburg and a reasonable commute to Greenville.

The acreage features over 110 acres of mature hardwoods with red and white oak, hickory and other upland species. A portion of the Palmetto Trail runs along the western property line and can be hiked or biked north to Croft State Park. Mineral Spring Branch flows through the middle of the tract. There are two ponds, one ½ acre within view of the house and a 7 acre fishpond stocked with bream and largemouth bass. The back of the pond is green timber and holds ducks. The owner maintains miles of trails throughout the property for walking and ATV use. There are four wildlife food plots currently in place, with excellent hunting for deer, turkey and other small game. The metal utility building is 50 yards from the house, with 3600sqft of fully enclosed storage and workspace, double bay doors and an open shed used for tractor and equipment storage.



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The Lindal cedar post-and-beam home was built in 1997 and is approximately 4000 sq.ft, with 5 bedrooms and 4 baths. All utilities are in place, including septic, well water and central heating and air. The home features a metal roof, brick foundation, and the owner installed vinyl cedar shake siding on the exterior. Interior flooring is hardwood in the kitchen and living areas with carpet in the bedrooms and vinyl in the baths. The paved asphalt driveway is $\frac{3}{4}$ miles long from Boys Home Road all the way in to the home, passing through woodlands and across the fishpond dam.

The modern kitchen features stainless steel appliances, a gas range, granite countertops and custom hickory cabinets. The home has an open floor plan with the main level featuring 2 BR and 2BA, a sunroom, breakfast area, laundry room, mud room, dining room and a living room with floor-to-ceiling bay windows.

The second story has an office/bedroom and the large master suite featuring a walk-in closet, huge master bath with a double vanity, jetted garden tub, dressing table, and separate shower. The attached 2-car garage is side-entry and has double doors with automatic openers. A bonus room with full bath sits above the garage.

****NOTE:** Interior pictures are available upon request from listing agent, or on Greenville MLS 1234582. Complete house plans are also available.

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**Driveway entrance - 250 Boys Home
Road**



**View of the house across the
small pond**



Green timber in the back of the pond



**Over 110 acres of mature upland
hardwoods**



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7 acre fish pond stocked with bream and largemouth bass



Large workshop and equipment shed



Hardwood bottom along Mineral Spring Branch



Wildlife food plot



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Property located at 250 Boys Home Road, Pauline, SC; Less than a mile from historic Glenn Springs



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