https://www.postandcourier.com/greenville/real-estate/special-report/lake-keowee-home-back-on-market-3-months-after-record-breaking-sale/article_85cff348-5eae-11ec-b297-7b2f30080b00.html

Lake Keowee home back on market 3 months after record-breaking sale

BY DAVID CARAVIELLO | SPECIAL TO THE POST AND COURIER

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Three months after being sold for $5.739 million, a record sales price for a home on Lake Keowee, the 12,152-square-foot residence at 102 Wedge Court is back on the market, this time for $5.999 million. Justin Winter Sotheby's International Realty/Provided

The home that earned the highest sale price ever on Lake Keowee is back on the market — and this time, listed for an even heftier sum.

The 12,152-square-foot home at 102 Wedge Court in The Reserve at Lake Keowee, which sold Sept. 3 for $5.739 million, has been placed back on the market for $5.999 million. The home has been listed by Michael and Matthew Roach of Top Guns Realty, which represented the seller when the residence was sold in September.

When it was sold in September, the home at 102 Wedge Court broke the previous record for most expensive sale on Lake Keowee that had been held by 222 Long Ridge Road in The Reserve, which closed for $4.5 million on June 18. Wedge Court was rapidly followed by two more Lake Keowee sales of over $5 million: 215 Passion Flower Way in The Cliffs at Keowee Vineyards for $5.05 million, and 107 Nine Bark Way, also in Keowee Vineyards, for $5.3 million.

Should it sell for the list price, 102 Wedge Court would push that record sale price even higher. The five-bedroom showpiece home features a 30-foot ceiling in the great room, a cellar that can hold 700 bottles of wine, as well as an exercise room, sauna, steam shower, Jacuzzi tub, home cinema, outdoor shower, serenity garden, fire pit and covered dock.

Anderson makes AARP best cities list

It offers boating and recreational activities on Lake Hartwell, an extensive and locally based healthcare system, and affordable home costs. No wonder the Upstate city of Anderson has been named one of best places in the U.S. to retire—by none other than the authorities on retirement living.

The AARP on Nov. 29 named Anderson among its nine best cities for retirees to live, based on 14 data points that combined livability, affordability, and lifestyle needs people have been seeking since the onset of the coronavirus pandemic. The other cities on the list were Cedar Falls, Iowa; Idaho Falls, Idaho; Jackson, Tenn., Fort Worth, Texas; Philadelphia; Lansing, Mich.; Provo, Utah; and Sioux Falls, S.D.

AARP lauded Anderson for its median home price of under $250,000 and its median monthly housing cost of $694. The city's AnMed Health system, vibrant arts community, and wealth of recreational opportunities—65 percent of residents live

near parks or recreational facilities—were all viewed as advantages for retirees.

Colliers leases 1.5M SF Cubes facility

A 1.5 million-square-foot industrial building in The Cubes at Fort Prince between Spartanburg and Duncan has been fully leased just 30 days after its groundbreaking.

Developed by CRG, the building has been leased to an undisclosed client which will use the facility to expand its Southeast distribution footprint, according to the Spartanburg office of Colliers South Carolina, which brokered the lease. Colliers team of Garrett Scott, John Montgomery and Brockton Hall represented landlord CRG in the transaction.

This building will be CRG's third industrial facility developed in the Upstate consisting of more than 1.3 million square feet under one roof, all of which were fully leased prior to completion, cementing Spartanburg County's reputation as the industrial heart of the state. The new building's site is adjacent to Walmart's future 720,000-square-foot refrigerated distribution center.

New Southchase building completed

Construction has been completed on Building B at Southchase Industrial Park in Fountain Inn. The speculative building encompasses 69,770 square feet of industrial space, has 32-foot clear ceiling height, three dock-height doors and eight knock-out doors, among other features.

Located 25 miles from Inland Port Greer, the building shares a trailer truck court and 30-car parking lot, and sits adjacent to a pad that could accommodate another building of 84,000 square feet. The facility is being leased by NAI Earle Furman, a commercial real estate firm based in Greenville.

57-acre Campobello tract sells for $1M

A nearly 57-acre farm near the northern Spartanburg County town of Campobello has sold for $1.089 million, according to property records cited by Zillow.

The property at 135 Younger Farm Road includes a 3,274-square-foot home built in 2011, with a pool and extensive outdoor living area. The 56.96-acre parcel also includes a utility building, gated driveway, and sprawling pastures surrounded by a tree-lined perimeter. Brooke Tyndall of Allen Tate Realtors was the listing agent, while Jared Oliver of ChuckTown Homes represented the buyer.

Small upgrades that yield big returns

A few simple changes can produce big returns when sellers put their home on the market, according to Allen Tate Realtors, which has nine locations across the Upstate.

Replacing older garage doors with newer, carriage-style doors tops the list of relatively small changes which can yield large returns on investment. Garage doors cost about $4,000 to replace, according to Allen Tate, and typically yield a 94 percent return.

Adding a new kitchen backsplash or upgrading fixtures such as handles, faucets, shower heads and knobs can also be relatively smaller changes that can make a big difference to potential buyers. Adding more modern light fixtures can also increase appeal, as can converting an unused extra bedroom into a flex space that can be used as a home office, or adding a new coat of paint.