

Keowee 'castle' hits market for \$2.8M

BY RILEY MORNINGSTAR
THE JOURNAL

SENECA — Lake Keowee's most intriguing and fabled property is for sale — but if you want a "castle," it's going to cost you almost \$3 million.

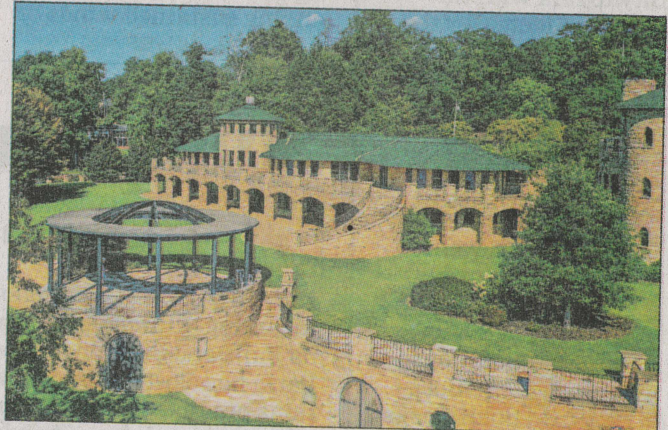
Prospective buyers interested in the castle, which is perched on Lake Keowee and has never been lived in, will have to seek out listing agent Marsha Burrell of Allen Tate Realtors. She told The Journal the property, which was listed last

week, has carried its own allure for years and is generating international interest.

"This is a one-of-a-kind property on Lake Keowee. It's a one-of-a-kind property in the Southeast, as far as what this is being on this side of the lake and nestled in the Blue Ridge Mountains," she said. "I'm having people come from all over the place. All nationalities — it is just incredible."

Her understanding is

SEE CASTLE, PAGE A5



JACOB DEAN | ALLEN TATE REALTORS

Lake Keowee's mythical castle is up for sale on the open market, listed at \$2.8 million. The home is located at Heritage Point in the Normandy Shores subdivision.

CASTLE: 'There's nothing like this on the lake,' listing agent said

FROM PAGE A1

most of the prospective buyers are willing to finance the purchase with straight cash for the castle that has essentially been vacant for 11-plus years.

Earlier this week, Burrell and Clay Vassey, broker-in-charge of the Mountain Lakes Team of Allen Tate Realtors, guided The Journal through an exclusive tour of the property in Normandy Shores, which was listed after its German owner said he was ready to part with it to be with in-laws in Kentucky.

"There's nothing like this on the lake," said Burrell, who has been in real estate for 15 years and lived in Oconee County for her entire life.

"It's incredible," Vassey said. "It really is. This house in this condition has never been on the market. ... Now, for the first time, somebody has the opportunity to come in and buy a castle on Lake Keowee."

HISTORY

The property's assessed market value from the county was recorded in 2021 at \$754,600, which will surely be blown out of the water. It's unclear just how high a final sale would be recorded at.

A 2018 feature in the Anderson Independent Mail reported Max Wigington bought the three properties the castle sits on for \$4,500 a piece in 1968. The triple waterfront lot totals 1.45 acres. The completion of Lake Keowee in the summer of 1970 came six years after the Anderson County stretch of Interstate 85 was finished.

In September 2001, online records show a buyer paid \$650,000 for the property — the highest it's fetched to date. It was foreclosed on by a bank in 2011 and has been held



PHOTOS COURTESY JACOB DEAN | ALLEN TATE REALTORS

Although it is unfinished inside, the castle in Lake Keowee's Normandy Shores subdivision is a very attractive property for buyers and has garnered international interest, according to listing agent Marsha Burrell of Allen Tate Realtors.



by a German man since then after he paid \$440,000 for it.

The original structure was built more than 50 years ago and was effectively a brick ranch home with a swimming pool that is long gone.

FEATURES

The castle is just that — a castle — but a sprawling compound in and of itself. It's complete with decks and balconies, stone architecture and a stand-

alone turret with a spiral staircase that could also be lived in. The driveway behind the castle's gate leads around the property and into a two-car garage. A wine cellar has already been built. An expansive stone seawall can't be missed when on Keowee. The green roof was environmentally designed from recycled tires.

For now, the bones of the structure are all that's truly inside. Any prospective buyer will decide

what ultimately should be done inside and to the tune of how much, but an investment would certainly pay future dividends.

The online listing shows the home recorded at 12,000 square feet-plus with six bedrooms, six full baths and one partial bath.

"The square footage is going to be up to whoever buys the house," Vassey noted, due to the property not being heated or cooled at the moment.

Vassey said an architect came through with a prospective buyer and



CALEB GILBERT | THE JOURNAL

In charge of showing Lake Keowee's only castle, Allen Tate Realtors listing agent Marsha Burrell stands on the property's grand staircase Wednesday with local branch leader and broker-in-charge Clay Vassey.

said the castle seemed "extremely structurally sound," while counting metal beams throughout the complex.

"We have very few homes that have a metal structure, and this house is built on a metal frame," he said.

There is an open possibility under the covered pavilion for an outdoor kitchen. A two-story library could be built near the master suite, which has its own sitting place with space for a fireplace. There is a planned elevator that would eventually get residents to the

ground level. There isn't a dock at the property, but that would be an obvious addition for a buyer.

Numerous columns at the water's edge of the property are already pre-wired to add lighting — facing both toward the lake and toward the house, according to Burrell.

"I would love to see this finished and to see it at night from the lake with all these posts being lit up," she said. "I can only imagine how mythical that's going to look."

rmorningstar@upstatetoday.com | (864) 973-6685