

Listing #1



617 Count Fleet Court, Graniteville, SC 29829

List Price	\$299,500 on 12/20/2024
Status	Active for Sale
Shared in MLS	Yes
Listing ID	11400204
Property Type	House (Attached)
County	Aiken
Tax ID	036-10-16-050
FEMA Flood Map	fema.gov/portal

617 Count Fleet Ct Granitville SC Tenant In Place 8%Cap Rate - The current tenants are paying \$2500 per month rent, with a lease renewal at the end of April 2025. They have said that they would like to renew for another year. The property taxes for 2024 are \$3942.97 Insurance is \$712 and HOA Fee is \$297 per year. This investment opportunity has an 8% Cap Rate. The Granger model, Built By Stanley Martin in 2023, is a 2 Story 4 Bedroom, 2.5 Bath, 2,225 SQ FT with a large 2 Car Garage. It came with New Appliances to include: Refrigerator, Dishwasher, Gas Stove And Microwave. After the purchase, the owner installed a \$6,000 BackYard Fence. Located In Clairbourne Subdivision, An Award Winning Development With Community Pool And Recreational Field, which is near Midland Valley High School. Features Include Luxury Vinyl Flooring Downstairs And Carpeted Stairs And Bedrooms Upstairs. All 4 Spacious Bedrooms Are Located Upstairs Along With The Washer And Dryer HookUps/Utility Room. Master Bathroom Features A Large Garden Tub And Separate Shower Along With A Double Vanity Sink. The Kitchen Is Equipped With Granite Countertops, And A Large Center Island For Maximum Counter Space. Kitchen Also Features A Walk-In Pantry And Mud Area For Shoes And Coats.

Property Details

- 4 Total Bedrooms
- 2 Full Baths
- 1 Half Bath
- 2225 SF
- 2.29 Acres
- 6 SF Lot
- Built in 2023
- 2 Stories
- Available 12/26/2024
- Slab Basement

Interior Features

- Open Kitchen
- Granite Kitchen Counter
- Oven/Range
- Refrigerator
- Dishwasher
- Microwave
- Garbage Disposal
- Stainless Steel
- Appliance Hot Water Heater
- Carpet Flooring
- Vinyl Plank Flooring
- Living Room
- Dining Room
- Family Room
- Formal Room
- Primary Bedroom
- Walk-in Closet
- Kitchen
- Breakfast
- Laundry
- Loft
- Private Guestroom
- First Floor Bathroom
- Forced Air
- Heat Pump
- 2 Heat/AC Zones
- Gas Fuel
- Natural Gas Avail
- Central A/C

Exterior Features

- Frame Construction
- Vinyl Siding
- Asphalt Shingles Roof
- 2 Garage Spaces
- Patio
- Fence
- Open Porch
- Covered Porch
- Irrigation System
- Driveway
- Subdivision: Clairborne

Community Details

- Community: Clairborne

Taxes and Fees

- HOA: Clairbourne homeowners association
- Dev: Clairbourne
- HOA Contact: (803) 373-9886

Listed By

William Benton, Fox And Hound Realty, Inc. 803-215-6166 benton@baruch.com

Listing data is deemed reliable but is NOT guaranteed accurate.