

# ***Unique Opportunity Property Can Be Used For A Residence, Office, Or Other Business***

## ***Summerville 2.36 Acres Total Owner Willing To Subdivide***

**100 W Butternut Road ~ MLS# 18031509 ~ \$339,000 (0.83 Acres)**  
**100 W Butternut Road A ~ MLS# 18032434 ~ \$299,000 (0.65 Acres)**  
**100 W Butternut Road B ~ MLS# 18032637 ~ \$489,000 (2.36 Acres)**

Unique opportunity...property can be used for a residence, office, or other business. Property has .85 Acres, with additional 1.51 Acres available for a total of 2.36 Acres, with a 6-8 foot privacy fence in the rear yard. The rear yard also has a 6-8 car garage/warehouse (1,500 sq.ft.) that was used in the past as storage for a home repair contractor. This is an ideal property for someone who wants/needs a home/office or for someone that has lots of "stuff" who needs lots of storage. The property has several large oak trees and parking for a dozen cars/trucks. There are no covenants/restriction or HOA fees!

Inside there is a huge family room with a huge wall fireplace plus another living room with a fireplace. The property is in the process of being updated/upgraded with a new roof, new wood replacement around roof and replacement of wood rot on the house and garage.



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