

**Sale Name:** Real Estate Auction - 1005 E Calhoun Street, Anderson SC

**LOT 1 - Real Estate Auction - 1005 E Calhoun Street, Anderson SC**



**Description**

A rare opportunity awaits at **1005 E. Calhoun Street in Anderson, SC**, just steps from Anderson University. This charming 2,178 sq. ft. brick home sits on a .42-acre lot in the desirable Allen Woods neighborhood and features 3 bedrooms and 2 baths. The spacious family/dining room connects to an adjacent sunroom, perfect for relaxing or entertaining.

The property's **prime location**, backing up to the university, makes it an attractive option for both homeowners and investors. Median home prices in Allen Woods are in the low \$400,000s, and homes near the university seldom come available—especially at auction, where *you* set the price.

The property will be sold at auction on **Tuesday, October 21st at 6:00 PM**, with bidding available both onsite and online. According to the current RPR report, the suggested pre-auction value is **\$350,000**, with a range from **\$225,000 to \$360,000**.

Pre-auction offers are welcome, and all will be presented to the seller; however, it typically takes a strong offer to remove a property from auction. Private preview appointments can also be scheduled.

Don't miss auction day! This is your chance to secure a well-located home with tremendous potential. Complete property details, including plats and sample contracts, are available at [www.AuctionExpert.com](http://www.AuctionExpert.com). To make a pre-auction offer or arrange a preview, contact **Jimmy Johnson at 864.712.9566**. Please note that all real estate is subject to prior sale.

☆☆ **Highlights:**

- Prime location backing up to Anderson University – just a short walk to campus
- Allen Woods neighborhood, with median home prices in the low \$400,000s

- Properties near the college rarely hit the market
- Auction Date: Tuesday, October 21st at 6:00 PM
- Bid live onsite or online

**Value Range (RPR Report):** \$225,000 – \$360,000  
**Suggested Pre-Auction Value:** \$350,000

### **Pre-Auction Opportunities**

- Pre-auction offers are welcome and will be presented to the seller
- It typically takes a strong offer to remove a property from auction
- Schedule a private preview appointment today

### **Don't Miss Auction Day!**

This is your chance to secure a fantastic home with tremendous potential.

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**Quantity:** 1



<https://www.auctionexpert.com/>