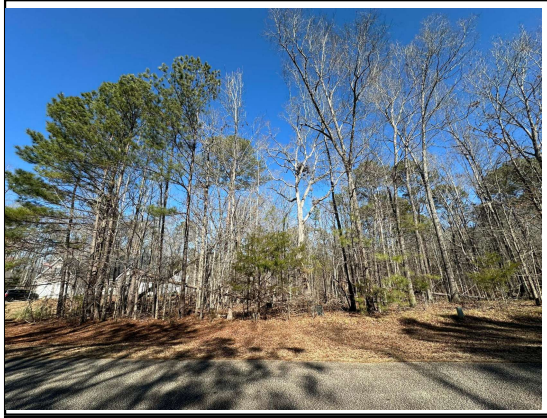
98254608 | **117 Cumberland Drive , McCormick, SC 29835** | **Active**
Land | **Lot # B35 L9** | **Current Price: $12,000**



Sub-Type:	Residential Lot	**HOA:**	Yes
City Limits:	No	**HOA Annual Amt:**	$172
County:	McCormick	**Zoning:**	PD
Location Type:	Mainland	**Acres - Total:**	0.43
Lot #:	B35 L9	**Deed Restrictions:**	Yes
Marketing City:	McCormick	**Lot Dimensions:**	94'x168'x135'x166'
Subdivision:	Savannah Lakes Village	**Lot SqFt:**	18,861
Elementary School:	McCormick Elementary	**Total Road Frontage:**	94
Middle School:	MCCORMICK MIDDLE	**Waterfront:**	No
Middle School 2:	MCCORMICK MIDDLE	**Waterview:**	No
High School:	McCormick		

Bldgs on Property: None; See Remarks
Current Use: Recreational; Residential; Single Family; Vacant; Other; See Remarks
Environmental Hazard: No
Terms: 1031 Exchange; Cash; Conventional; Lot Loan; Will Not Divide; None; Other; FHA; See Remarks; USDA Loan
Fuel Tank: None
HOA: Association Fee 1/Year: 2,086; Association Name: Savannah Lakes Village

Fencing: None; See Remarks
HOA and Neigh Amenities: Barbecue; Basketball Court; Billiard Room; Clubhouse; Comm Garden; Exercise Course; Fitness Center; Game Room; Golf Course; Jogging Path; Maint - Comm Areas; Maint - Grounds; Maint - Roads; Maintenance Structure; Management; Marina; Master Insure; Meeting Room; No Amenities; Park; Party Room; Pickleball; Picnic Area; Playground; Pool; Racquetball; Ramp; Recreation Nearby; Restaurant; RV Parking; RV/Boat Storage; Shopping Nearby; Shuffleboard Court; Storage; Street Lights; Tennis Court(s); Trail(s); Waterfront Community; Other; See Remarks; Club Membership
Lot Features: Cul-De-Sac; Gentle Sloping; Level; Rectangular Lot; Sloped; Subdivided; Subdivision; Wooded; None; Other; See Remarks; Interior Lot
Lot Water Features: Lake Privileges; Water Access Comm; None
View Type: See Remarks
Frontage Type: See Remarks

Possession: At Closing; Negotiable; See Remarks
Road Type/Frontage: Asphalt; Maintained; Paved; Private Road; See Remarks
Soil Evaluation: Soil Evaluation - No
Showing Instructions: Showing Service; None; Other
Topography: Level; Rolling; Sloped; Wooded; See Remarks
Utilities: Electricity Available; Phone Available; Sewer Available; Underground Utilities; Water Available; Other; See Remarks
Sewer: County Sewer; Public Sewer
Water Source: County Water; Public

Cobra Zone:	No	**Tax Identifier:**	0870035009	**Plat Page:**	281
Total City Real Estate Property Tax:	0	**PID:**	0870035009	**Total Real Estate Property Taxes:**	223.99
Deed Book:	154	**Plat Book:**	14		
Deed Page:	178				
Deferred Taxes:	No			**Special Assessments:**	0
				Tax Assessed Value:	$15,000
				Tax Year:	2025

Marketing/Public Remarks: Great Residential Lot in the Monticello section of the Savannah Lakes Village. This lot is 0.433 acres in size with a very small gentle slope that would make a great homesite for your dream home. There are some hardwoods on the property that will make for a great ambiance to your home. Plus great access to different parts of the lake and recreational areas PLUS the Monticello Golf Course and other community amenities. All Utilities Available at the road for your builder to tap into - including Electric, Water, Sewer, Phone, Cable and Fiber Internet. Savannah Lakes Villages is NOT an age restricted community. There is an HOA and building requirements in Savannah Lakes as well as various membership levels to suit your needs even before you build! This community is like being at a resort with a ton of amenities including a recreational center, multi-purpose spaces both indoors and outdoors, Fitness center, indoor and outdoor pools, bowling alley, 2 golf courses, restaurant and bar, tons of outdoor recreation like tennis and fishing, Marina, and over 25 miles of shoreline along the lake. Also within a short drive to Savannah Lakes Family Healthcare with the Self Regional Healthcare facility on Holiday Road. This community does have an HOA with variable memberships to suit your lifestyle. There are also Building Restrictions - sorry no mobile homes. LISTED BELOW COUNTY TAX VALUE FOR A QUICK SALE!!
Legal: Savannah Lakes Village, Monticello subdivision, Block 35, Lot 9
Historical MLS Number: 551911

Directions to Property: From the McCormick City Limits travel North on North Mine Street / Georgia Highway 28 North. Turn Left on Barksdale Ferry Road / GA State Road S-33-61. Turn Right onto Huguenot Parkway. Turn Left onto Cumberland Drive and the property will be on your Lefthand side before 119.

Listing Courtesy of: Sharon G Bryan
Listing Office: Southern Classic Realty





















Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2026 MLS and FBS. Prepared by Sharon G Bryan, Sharon Bryan on Friday, November 06, 2026 1:20 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider. Copyright 2026 NCRMLS. All rights reserved. North Carolina Regional Multiple Listing Service, (NCRMLS), provides content displayed here ("provided content") on an "as is" basis and makes no representations or warranties regarding the provided content, including, but not limited to those of non-infringement, timeliness, accuracy, or completeness. Individuals and companies using information presented are responsible for verification and validation of information they utilize and present to their customers and clients. NCRMLS will not be liable for any damage or loss resulting from use of the provided content or the products available through Portals, IDX, VOW, and/or Syndication. Recipients of this information shall not resell, redistribute, reproduce, modify, or otherwise copy any portion thereof without the expressed written consent of NCRMLS.

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