

450 Bull Swamp Road, St. Matthews, South Carolina 29135

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List \$: **\$4,000,000**MLS#: **4390532**Category: **Residential**County: **Calhoun**Status: **ACT**Parcel ID: **046-00-0037**Acres: **54.00**Legal Desc: **Plat**City Tax Pd To: **No City Taxes Paid**Tax Val: **\$487,660**Zoning: **AG**Deed Ref: **83/207&256/1**Subdivision: **None**OSN: **Canopy MLS**

General Information

Type: **Single Family**
 Style:
 Levels Abv Grd: **1.5 Story**
 Const Type: **Site Built**
 SubType:

School Information

Elem: **Sandy Run**
 Middle: **Sandy Run**
 High: **Calhoun County**

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	6	5/2	4,035	
Upper:			923	
Third:			0	
Lower:			0	

Beds: **6**
 Baths: **5/2**
 Yr Built: **1984**
 New Const: **No**

Below Grade

Lowest BG Lvl: **0**

Second LQ

2LQt:

Cons Status:

Builder:
 Model:
 Prop Compl:

Above Grade HLA: **4,958**Tot Primary HLA: **4,958**

Additional SqFt:

Garage SF:

Additional Information

Prop Fin: **Cash, Conventional**Assumable: **No**Spcl Cond: **Estate**Rd Respons: **Publicly Maintained Road**Ownership: **Seller owned for at least one year**

Room Information

Main	Prim BR	Flex Space	Kitchen	Bedroom	Bedroom
Upper	Bedroom	Bedroom	Bedroom	Bedroom	

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **3** Carport: **No** # Carport Spc: **0**
 Covered Sp: Open Prk Sp: **No/0** # Assg Sp: **0**
 Driveway: **Asphalt** Prkng Desc: **Can park anywhere on rest of 54 acres.**
 Parking Features: **Other - See Remarks**

Features

Waterbody Nm:
 Windows:
 Fixtures Exclsn: **No**
 Foundation: **Slab**
 Fencing:
 Accessibility:
 Exterior Cover: **Vinyl**
 Road Surface: **Paved**
 Pool Features: **In Ground**
 Utilities: **Fiber Optics, Propane, Underground Power Lines, Underground Utilities**
 Appliances: **Dishwasher, Electric Cooktop**

Lake/Wtr Amen: **None**
 Laundry: **Main Level**
 Basement Dtls: **No**
 Fireplaces: **Yes**
 2nd Living Qtr: **None**
 Construct Type: **Site Built**

Patio/Porch:

Green Energy Information

Verification Type: **None** Metric: Rating: Year:

Utilities

Sewer: **Septic Installed** Water: **Well Installed**
 Heat: **Heat Pump, Space Heater, Zoned, Other - See Remarks** Cool: **Heat Pump, Zoned, Other - See Remarks**

Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:

Remarks Information

Public Rmrks: **A private, gated aviation estate on approximately 54 acres, offering the ideal blend of privacy, comfort, and practical aviation capability. This is not an airport and not a shared-use environment — the paved runway and acreage are included in the sale, giving you full control, full privacy, and the freedom to fly on your own schedule. The 2,675' paved private runway supports a wide range of aircraft, including twins such as the Commander 310 shown in the property video. Takeoffs require only a portion of the runway, offering confidence and flexibility for pilots who value performance and safety. The 4,958 sq ft, 6-bedroom residence**

includes 5 full and 2 half baths, multiple ensuite bedrooms, generous common areas, and a relaxed, welcoming feel suited for everyday living or hosting. One of the standout features is the expansive party/entertainment room, offering exceptional square footage and a full kitchenette (no range/oven). This versatile space is ideal for gatherings, recreation, or future customization. The property also includes a 60' x 70' hangar with a 50' hangar door and direct access to the runway. The hangar features an office and a third half bath, offering flexibility for aviation use, vehicle storage, equipment, or workshop needs. The surrounding acreage includes open fields, wooded buffers, and long sightlines across the property, creating a peaceful rural setting with room for additional structures, agricultural use, or recreational amenities. Set behind a private gated entrance and surrounded by open land, this estate offers the serenity of a country retreat with the rare advantage of a private runway and hangar. Ideal for aviators who prefer a laid-back, comfortable country estate — one with enough acreage to ensure privacy, but without the formality or upkeep of a grand luxury compound. Final heated square footage are shown on floor plans.

Directions: Directions from Columbia, SC: Take US-176 East toward St. Matthews. Turn right onto Bull Swamp Rd (SC-267) and continue to the gated entrance at 450 Bull Swamp Rd. Directions from Charleston, SC: Take I-26 West toward Columbia. Exit at SC-6 toward St. Matthews, then continue through town. Turn onto US-176, then left onto Bull Swamp Rd (SC-267) and follow to the gated entrance at 450 Bull Swamp Rd.

Listing Information

DOM:	8	CDOM:	8	Slr Contr:
UC Dt:		DDP-End Dt:		LTC:

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