

Two views, one level

100 OUTLOOK LEDGE · THE CLIFFS AT GLASSY · LANDRUM, SC

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100 Outlook Ledge

THE CLIFFS AT GLASSY · LANDRUM, SOUTH CAROLINA

$1,295,000

3	3F · 1H	2,937	1.97	2	2001
BEDROOMS	BATHS	SQUARE FEET	ACRES	CAR GARAGE	YEAR BUILT

Plenty of homes on Glassy have a view. Very few have two. 100 Outlook Ledge sits on its own granite outcrop, and from the main level it looks both ways: out front toward Paris Mountain and the lights of Greenville, out back toward the ridgelines of Hogback Mountain. A short path leads from the deck to a broad shelf of native stone made for two chairs and a long sunset. Inside, the living is all on one level, and seven years of careful renovation mean the work is already done.







A CLOSER LOOK

Features & Finishes

INTERIOR

- Single-level living: great room, dining, kitchen, primary suite, and two bedrooms
- Vaulted great room with picture windows front and rear
- Stone fireplace between lit niches under a live-edge mantel
- Refinished hardwood throughout the main level
- Primary suite with windows on two walls and a true walk-in closet
- 2023 primary bath: dual vanities, Brizo rain system, frameless glass
- Five-zone sound system, new amplifier and receiver
- 36-inch door openings throughout

KITCHEN & LOWER LEVEL

- 2020 kitchen: Shaker cabinetry and Taj Mahal quartzite
- KitchenAid gas cooktop, double wall ovens, and refrigerator
- Island seating and a breakfast table in a corner of glass
- Main-floor laundry: Electrolux front-loaders and butcher block
- Lower-level family room, guest sleeping area, and full bath
- Workshop (27′ x 15′8″) with built-ins and its own exterior door, ready to finish as a rec room

GROUNDS & SYSTEMS

- 1.97 acres on a private granite outcrop, with a path to the ledge
- 2026 Trex Transcend deck with lounge and dining areas
- Bluestone front walk and black limestone steps (2026)
- Electric Durasol awnings at the three-bay windows
- Trane variable-speed heat pump, propane dual-fuel backup
- 2022 GAF Timberline HDZ roof; tankless water heater
- Automatic standby generator; fire hydrant about 150 feet away
- Community well water and septic

THE SETTING

Life on Glassy Mountain

The Cliffs at Glassy is the original Cliffs community, gated and set high above Landrum in Upstate South Carolina. The Tom Jackson golf course crowns the mountain, joined by a wellness center and pool, tennis and pickleball, walking trails, and the Glassy Chapel. Landrum and Tryon are about fifteen minutes down the mountain for the Saturday farmers market and dinner on Main Street, and downtown Greenville is a 30 to 40 minute drive. The owners have spent seven years finishing this house properly, so a buyer inherits the rare thing on a mountain: two long views and nothing left to fix.







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OWNERSHIP & CARE

Improvements & Upgrades

Improved room by room. A record of the work the current owners have completed since 2019.

2026

- Crawlspace dehumidifier (Oct) and new vapor barrier (Aug)
- Sierra Pacific north-facing windows, operable casements at the kitchen sink and bedroom
- 8-foot Sierra Pacific French door; great room south window
- New window trim paint and most exterior siding repainted
- Main-floor guest bath remodel
- Great room, kitchen, and lower-level ceilings painted
- Trex Transcend Lineage deck rebuilt in Biscayne
- North-side landscape project: 30+ flowering trees and shrubs
- Pennsylvania bluestone walk; black limestone steps and landing

2025

- Downstairs bath refresh: vanity, accessories, and toilet

2024

- Tankless water heater; new garage door opener
- Powder room refresh: vanity, accessories, and toilet

2023

- Complete primary bath renovation: cabinets, counters, Brizo shower system and faucets

2022

- GAF Timberline HDZ roof in Weatherwood

2021

- Driveway landscaping by Red Elm, using stone from the property

2020

- Kitchen remodel: cabinetry, KitchenAid appliances, Taj Mahal quartzite
- Laundry remodel: Electrolux washer and dryer, cabinets, butcher block
- Lower-level guest suite build-out

2019

- Trane XV20i variable-speed heat pump, dual fuel with propane
- Great room remodel with 43-inch ventless fireplace
- Benjamin Moore paint inside and out; floors refinished

Why This Ledge

- A private granite outcrop with a path to a stone overlook
- Long views both ways from the main level
- Paris Mountain and the lights of Greenville out front
- Ridgelines toward Hogback Mountain out back

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