

RESIDENTIAL AREA

A large number of lots have been sold in the Spring Valley area around Spring Valley Club and some lots in this area are still available. A new area around the recently completed 26-acre lake has been divided into lots and these are now available for purchase. The lots vary in size from about one-half acre to over an acre.

The purchasers of the lots in the newly developed area will have exclusive access to the five-acre Shore Park which adjoins the lake, as well as access to the lake for boating, swimming and fishing.

These spacious home sites have been planned with underground power, sewer system, city water and parkways to provide the maximum convenience, privacy and enjoyment, and each is highly restricted to protect the owners against undesirable encroachment of any kind.

LOCATION

The property is located north of Columbia, S. C. off of United States Highway No. 1, and is a part of the exclusive Spring Valley area surrounding Spring Valley Country Club as shown by the area map which is a part of this brochure.

SCHOOLS

Spring Valley is located in Richland County School District No. 2. The Nelson Grammar School is located on Bermuda Hills Road, near the Country Club Golf Course, and is privately accessible to residents of Spring Valley.

The Edward L. Wright Junior High School at the intersection of Alpine Road and Windsor Lake Boulevard is readily accessible to residents of Spring Valley by way of Windsor Lake Blvd. The new Spring Valley High School complex is now under construction just north of Spring Valley. This will include a Vocational High School which is now being constructed and a new \$2,500,000.00 Academic High School which is planned for immediate construction and which is to include gymnasium, playing fields, etc.

UTILITIES

SEWER: Spring Valley is within the Jackson-Gills Creek Sewer District and will, in the near future, be connected to their lines.

Several miles of sewage lines have been installed and other lines are being installed at considerable expense.

While the Sewer District is getting their main lines ready, Spring Valley will operate a private sewer plant.

WATER: The City of Columbia supplies water to Spring Valley. Rates will be the same as for other out-of-city users.

IRRIGATION: Where practical, water for irrigation can be obtained from the lakes.

ELECTRIC SERVICE: Electricity is supplied by the South Carolina Electric and Gas Company. In the newly developed area, the lines will be underground wherever possible.

TELEPHONE: Southern Bell Telephone & Telegraph Company will supply the telephone service. These lines will also be underground whenever possible.

NATURAL GAS: The South Carolina Electric and Gas Company has also indicated that natural gas will be available whenever there is demand.

RESTRICTIONS

Except as otherwise indicated, the use of the lots will be restricted to residential purposes. Only one family residence of substantial size, good quality, and approved architectural design will be permitted. Minimum setback and side line distances will be established, and all house plans, as well as plot plans, must meet with the approval of an architectural and engineering committee to be established by the development company.

BUILDERS

Lot sales to speculative builders will, in most cases, be confined to certain areas, and in every case utmost care will be used in selecting the builder or builders and in approving their plans.

PRICES

Each lot will be individually priced. Subject to change, prices will range from \$55.00 to \$100.00 per front foot.

TERMS

Purchasers may obtain terms up to 10 years if desired, with a down payment of 10%, or more.

RIDING CLUB

Stables and boarding for horses are now available for home and lot owners at Spring Valley. The stables are located at the rear of the Spring Valley property with several miles of riding trails.

INFORMATION

Further information and price lists may be obtained from Robert W. (Bobby) Cooper, at the office of Pine Springs, Inc., Edwin H. Cooper, President, 5219 Trenholm Road, Columbia, S. C., telephone 787-4121.

Spring Valley Estates



*A New Dimension
In Fashionable Living*

Concept Map of
"Spring Valley"
Richard County, Oklahoma

Wilton Kincaid
City Engineer

July 1957
No. 5 1957

