



CURATED CAROLINAS

47 Wallace Street

Greenville, South Carolina

A Restored Mill Cottage in the Dunean Mill District

"A curated introduction to this property and its place."



staged

PREPARED EXCLUSIVELY BY CURATED CAROLINAS



"There are houses that announce themselves, and houses that reveal themselves slowly. This is the latter."

What I look for in a property is the same thing I look for every time: honesty. Does this house understand what it is? Does it honor its history without being trapped by it?

47 Wallace Street does both. It was built in 1955 as part of Greenville's Dunegan Mill District — a neighborhood that grew around the mill workers who built this city's early industrial economy. The house has their scale and their practicality. What it gained in 2023 is everything else: a complete renovation that kept the pine floors and the character while reimagining how the space lives.

The result is a house that feels considered without feeling decorated. Light moves through it well. Rooms connect without feeling forced. The outdoor space is private without being isolated.

This guide contains everything worth knowing about the property, the neighborhood, and Greenville as a place to live. My goal isn't to sell you on it — it's to help you decide whether it's right for you.

— Heather



THE PROPERTY

47 Wallace Street

The footprint is modest — just under 1,000 square feet — but the renovation was done with enough intelligence that it lives considerably larger. The open-concept layout connects the main living areas without eliminating the sense of distinct spaces. The kitchen faces the living room; the living room faces the yard.

The details are right. Original pine floors were kept and refinished — they carry the warmth and variation that no new floor can replicate. Quartz countertops in the kitchen are clean and practical. The bathrooms were fully updated.

The fenced backyard is private and usable — the kind of outdoor space that becomes a genuine extension of the interior rather than an afterthought. In a neighborhood this walkable, having a place to come home to matters.

The practical work was done too: new roof, updated exterior, systems in good order. This is not a renovation that papered over deferred maintenance. It addressed it.

ADDRESS

47 Wallace Street
Greenville, SC 29605

NEIGHBORHOOD

Dunean Mill District

PROPERTY TYPE

Residential — mill cottage

BEDROOMS

2

BATHROOMS

1 full · 1 half

SQUARE FEET

~1,000 sq ft

YEAR BUILT

1955

RENOVATED

2023 (fully)

LIST PRICE

\$310,000

What It Offers. What It Asks.

WHAT IT OFFERS

A thoughtfully restored mill cottage that honors its history while embracing modern comfort. Original pine floors and warm character that a new build cannot manufacture. An efficient footprint that lives larger than it measures. Private, usable outdoor space in a genuinely walkable pocket of Greenville. Proximity to downtown energy without sacrificing neighborhood charm. Five minutes by car to Swamp Rabbit Trail access in downtown Greenville. Eight minutes to downtown. A neighborhood with actual texture.

WHAT IT ASKS

An appreciation for historic neighborhoods where homes sit close together — this is urban-scale living, not suburban spacing. Comfort with a compact, intentionally designed layout where every square foot earns its place. A desire to be near the city's heartbeat rather than insulated from it. Acceptance that privacy here comes from good boundaries and a fenced yard, not from acreage.

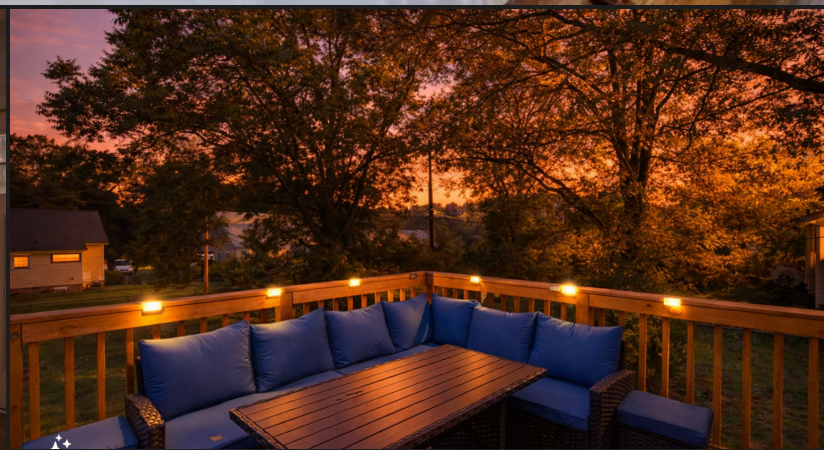
"The right buyer for this property wants to be embedded in a neighborhood, not separated from one. If that's you, this house will reward that instinct every day."



 virtually staged









The Neighborhood

Dunean Mill is what happens when a city gets industrial heritage right.

The district's mill buildings — built in the early 1900s to house Greenville's textile workers — gave the city a neighborhood with the density and texture of much older American cities. Sidewalks that people actually use. Streets scaled to walking. A neighborhood that has the feel of a place where people actually know each other.

This isn't suburban Greenville. It's urban-scale living with genuine neighborhood character. Downtown Greenville is eight minutes by car. The Swamp Rabbit Trail — a 22-mile rail trail connecting Greenville to Travelers Rest — is accessible from downtown, about five minutes away.

The trade-off is worth naming: you are embedded in a neighborhood, not isolated from it. Homes sit close together. Privacy comes from good boundaries, not from distance. The sounds are urban sounds — not traffic, but the ambient hum of a place where people live close to one another.

For the right person, this is the whole point.

Location in Context



47 Wallace Street in the Dunegan Mill District, with Centennial Park to the south.

The aerial view shows the walkable density of the Dunegan Mill District and the property's position within it. Centennial Park is visible to the south — a neighborhood green space within easy walking distance. The Swamp Rabbit Trail is accessible from downtown Greenville, approximately five minutes by car.

Greenville, South Carolina

Greenville has become one of the more considered small cities in the American South — and one of the least heralded, which is part of its appeal.

The downtown didn't happen by accident. It was rebuilt over two decades with genuine investment in walkability, arts, and public space. Falls Park on the Reedy — a waterfall park in the center of the city — is one of those civic assets that other cities spend decades trying to replicate. Main Street has the independent retail and restaurant density that most Southern cities have lost.

The food scene surprises people. It shouldn't — Greenville has been building it quietly for years. The arts infrastructure is real: the Greenville County Museum of Art, the Peace Center for the Performing Arts, and a gallery and studio community that reflects the city's creative class.

That creative class is worth noting. Greenville draws people who could live in Charlotte or Atlanta and chose not to. The result is a city with more texture than its size would suggest — and a population that tends to be engaged, curious, and invested in where they live.

PROXIMITY

Falls Park on the Reedy	12 minutes
Downtown Greenville	8 minutes
Swamp Rabbit Trail	5 min by car (downtown access)
GSP International Airport	20 minutes
Charlotte, NC	1 hr 30 min
Asheville, NC	1 hr 15 min
Atlanta, GA	2 hrs 30 min

What Was Done

A full renovation in 2023 means this house has been addressed comprehensively — not cosmetically refreshed, but genuinely rethought.

WHAT WAS KEPT

The original pine floors were retained and refinished. They are the soul of the house — the warmth and variation they carry is the reason you don't replace them. The structural bones of a 1950s mill cottage are simple and solid; those were preserved.

WHAT WAS UPDATED

The kitchen received new quartz countertops and updated fixtures. Both bathrooms were fully renovated. The layout was opened to improve flow between the main living areas while preserving the sense of distinct rooms.

WHAT WAS REPLACED

New roof. Updated exterior. Systems addressed throughout. This is the work that doesn't photograph well but matters most to the buyer who plans to live here rather than flip it.

THE RESULT

A house that is move-in ready without feeling like it was staged to be sold. The renovation decisions reflect someone who thought about how the house would actually be used — not how it would photograph.

The Market

Greenville's real estate market has appreciated steadily over the past decade, driven by consistent corporate relocation, a growing creative class, and recognition of the city's quality of life. The Upstate has benefited from both Charlotte overflow and direct migration from higher-cost markets on the coasts.

The Dunbar Mill District specifically has seen sustained interest as buyers look for urban-scale walkability at prices that downtown Greenville proper no longer offers. Mill district properties with this level of renovation and historic character represent a narrowing supply.

At \$310,000 for a fully renovated 2-bed, 1.5-bath mill cottage with original floors, a fenced yard, and eight minutes to downtown, this property is positioned well for the current market.

"This is not an investment thesis. It's a home for someone who wants to live in a real neighborhood in a city they believe in. If the lifestyle fits — and for the right person it will fit completely — the economics follow naturally."

Before You Decide

These are the questions worth having answered before making an offer.

ABOUT THE RENOVATION

- Who was the contractor and is any work under warranty?
- Were permits pulled for the renovation work? Request the permit history from the City of Greenville.
- What is the age and condition of the HVAC system, water heater, and electrical panel?

ABOUT THE PROPERTY

- What are the lot dimensions and setbacks?
- Is the fenced backyard fully private or does it share fence lines with neighbors?
- What is the parking situation — on-street, driveway, or both?

ABOUT THE NEIGHBORHOOD

- What are the HOA or deed restriction situations, if any, in the Dunearn Mill District?
- What is the noise profile of Wallace Street — traffic, proximity to commercial, etc.?
- What is the flood zone designation for this address?

ABOUT THE PURCHASE

- Is the seller offering any concessions toward closing costs?
- What is the seller's preferred timeline and flexibility on closing date?

If This Feels Right

"The right house doesn't require convincing. It requires seeing."

If you've reviewed this guide and want to move forward, here is the sequence that makes sense:

- SCHEDULE A SHOWING**
Walk through the house in person. Pay attention to the light, the flow, and how the backyard feels. These are things a guide cannot convey.
- REVIEW THE PERMIT HISTORY**
Request it from the City of Greenville — it should reflect the 2023 renovation work comprehensively.
- GET PRE-APPROVED**
Have a pre-approval in hand if you haven't already. The market moves on well-priced, well-renovated properties in walkable neighborhoods.
- COMMISSION A HOME INSPECTION**
A thorough inspector on a renovated historic property will give you confidence or tell you what you need to know.
- MAKE AN OFFER**
When you're ready. We'll be there with you through every step.

Heather Brady

CURATED CAROLINAS

curatedcarolinas.com

Bluefield Realty Group

Licensed in North & South Carolina



CURATED CAROLINAS

Relocation Advisory + Real Estate Guidance

Heather Brady

curatedcarolinas.com

This guide was prepared by Curated Carolinas for informational purposes. All information should be independently verified. We recommend a due diligence period of 30–60 days to allow for inspections, surveys, and final decisions.

Offered personally by Heather Brady
Brokered through Bluefield Realty Group
Licensed in North & South Carolina