

ALL FIELDS DETAIL



MLS #	1235579	# of Bedrooms	3
Status	Active	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	0
Address	104 TRYON AVE	Garage Capacity	Two
City	Greenville	# of Stories	One
State	SC	Approx Age	11-20
Zip	29609	County	Greenville
Area	011	Garage Type	Attached Garage
Class	Residential		
Listing Price	\$125,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# of BRs Below Grade	0	# of Fireplaces	0
SQFT Finished and Heated	1200-1399	Subdivision	Other
Tax ID Number	P038010104000	Legal Lot Number	40
Approx Lot Dimensions	76x128x80x137	Approx # of Acres	0.24
Approx Year Built	2000	Elementary School	Paris
Middle School	Sevier	High School	Wade Hampton
Agent	SUNIL VARGHESE - Cell: (864) 525-7449	Listing Office 1	Wham AARE, LLC - Main: (864) 801-9468
SA	0%	BA	3%
Variable Rate Com	N	Listing Type	Exclusive Right to Sell
Agency Relationship	Buyer Agent	Listing Date	1/27/2012
Associated Document Count	0	Living Room (Y/N)	N
Dining Room (Y/N)	N	Breakfast Room (Y/N)	Y
Breakfast Room Size	11x11	Kitchen (Y/N)	Y
Kitchen Size	10x11	Great Room (Y/N)	Y
Great Room Size	15x18	Den (Y/N)	N
Bonus/Rec Room (Y/N)	N	Florida Room (Y/N)	N
Patio (Y/N)	Y	Patio Size	10x10
Laundry (Y/N)	Y	Laundry Size	5x3
Master Bedroom (Y/N)	Y	Master Bedroom Size	12x14
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	10x10
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	11x11
Bedroom #4 (Y/N)	N	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	# of Rooms Below Grade	0
# of Bedrooms Main Level	3	Status Date	2/1/2012
HotSheet Date	2/1/2012	Price Date	2/1/2012
Input Date	2/1/2012 5:33:00 AM	# Full Baths on Main Lvl	2
Detailed Showing Inst	Call Appointment Center	Showing	Call Specified Appointment Center
Contact # for Appts	(864) 467-0000	Directions	N Pleasantburg to Cherrydale. Turn R on 253/State Park Rd. Turn L on Timber. Turn L on Tryon and house is on the Right.
Update Date	2/1/2012	Cumulative DOM	5
Agent Hit Count	0	Client Hit Count	0
Original Price	\$125,000	Days On Market	5

FEATURES

STYLE	Ranch	INTERIOR FEATURES	Cable Available Ceiling Fan Ceiling Cathedral/Vaulted Open Floor Plan Smoke Detector Some Window Trtmnts	FIREPLACE	None	DOCUMENTS WITH OFFER	Copy Earnest Money Check Pre-Approval Letter Signed SDS
EXTERIOR FINISH	Vinyl Siding	MRBED FEATURES	Full Bath Master on Main Lvl Shower Only Walk-in Closet	HEATING SYSTEM	Electric Forced Air	ON INTERNET	Yes
LOT DESCRIPTION	Some Trees Underground Utilities Wooded	SPECIALTY ROOM	None	COOLING SYSTEM	Central Forced Electric	GARBAGE PICKUP	Public
FOUNDATION	Slab			FLOORS	Carpet Laminant Flooring Vinyl	DRIVEWAY	Paved
BASEMENT	None			WATER	Public	CONDO REGIME INCLUDES	None
EXTERIOR FEATURES	Patio					AMENITIES INCLUDE	None

FEATURES

Porch-Front
 Vinyl/Aluminum Trim
 Windows-Thermal
ROOF
 Composition Shingle
GARAGE FEATURES
 Door Opener

LAUNDRY LOCATION
 1st Floor
 Closet Style
APPLIANCES
 Dishwasher
 Disposal
 Dryer
 Microwave
 Oven-Self Cleaning
 Refrigerator
 Washer
 Oven-Electric
 Stand Alone Rng-Electric

SEWER
 Public
WATER HEATER
 Electric
STORAGE SPACE
 Garage
DOCS ON FILE
 Seller Disclosure

SHOWING
 Appointment Only
 Occupied
ADDITIONAL FEES
 None

FINANCIAL

Total Taxes	839.83	Tax Year	2011
Tax Rate(4%/6%)	4%	In City	N
HOA (Y/N)	N	Short Sale	NO
Foreclosure (Y/N)	N	Auction (Y/N)	N
Electric Co.	Duke Energy	Gas Co.	N/A
Water Co.	Greenville Water		

MEMBER REMARKS

1310 square feet per last MLS sold listing (1309 per CRS tax records). Buyer and/or buyer's agent to verify along with all other information in the MLS. Master Bedroom is currently being used as a den - please leave business card after showings.

REMARKS

Welcome home to this move in ready single level home that is immaculately maintained and located in an quiet, peaceful neighborhood just five minutes from Paris Mountain State Park, restaurants, and shopping center. With 3 bedrooms and 2 baths the home boasts a convenient, functional split floor plan with the master bedroom and attached master bath on one side of the home and 2 additional bedrooms on the other side. The large great room has high vaulted ceilings and the kitchen is bright and open and offers a spacious eat-in area. In addition all the appliances remain with the house, including the washer, dryer, refrigerator, and microwave. An attached 2 car garage is a huge plus in this price point and at approximately a quarter of an acre the wooded backyard is just big enough for those who enjoy working outside but still very easy to maintain. This will definitely be one of the nicest homes you view so see it today before its gone.

ADDITIONAL PICTURES





DISCLAIMER

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