

ALL FIELDS DETAIL



MLS #	1263910	# of Bedrooms	3
Status	Active	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	1
Address	1 LAUGHING TREE Court	Garage Capacity	Two
City	Fountain Inn	# of Stories	Two
State	SC	Approx Age	6-10
Zip	29644	Garage Type	Attached Garage
Area	041		
Class	Residential		
Listing Price	\$219,500		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Enable Schedule-It (Y/N)	No	County	Greenville
# of Fireplaces	1	SQFT Finished and Heated	2400-2599
Subdivision	Three Oaks	Tax ID Number	0568040100815
Legal Lot Number	15	Approx # of Acres	0.57
Approx Year Built	2004	Elementary School	Fork Shoals
Middle School	Ralph Chandler	High School	Woodmont
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	7/28/2013
Associated Document Count	2	Living Room (Y/N)	N
Dining Room (Y/N)	Y	Dining Rm Size	14x12
Breakfast Room (Y/N)	N	Kitchen (Y/N)	Y
Kitchen Size	18x10	Great Room (Y/N)	Y
Great Room Size	25x12	Den (Y/N)	N
Bonus/Rec Room (Y/N)	Y	Bonus/Rec Rm Size	19x15
Florida Room (Y/N)	N	Deck (Y/N)	Y
Deck Size	16x12	Laundry (Y/N)	Y
Laundry Size	7x7	Master Bedroom (Y/N)	Y
Master Bedroom Size	17x12	Bedroom #2 (Y/N)	Y
Bedroom #2 Size	12x11	Bedroom #3 (Y/N)	Y
Bedroom #3 Size	12x11	Bedroom #4 (Y/N)	N
Other Room 1	Sun Room	Other Room 1 Size	13x10
Other Room 2	Utility Room	Other Room 2 Size	8x5
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
# of Rooms Below Grade	0	# of Bedrooms Main Level	0
Status Date	7/28/2013	HotSheet Date	7/28/2013
Price Date	7/28/2013	Input Date	7/28/2013 3:22:00 PM
# Full Baths on Main Lvl	0	Detailed Showing Inst	Call the appointment center at (864) 467-0000
Showing	Call Specified Appointment Center	Contact # for Appts	(864) 467-0000
Directions	Take 385 South to Exit 27 (Fairview Rd), turn Right and go about 6 miles and Three Oaks S/D is on the right.	Update Date	7/28/2013
Cumulative DOM	2	Agent Hit Count	59
Client Hit Count	8	Original Price	\$219,500
Days On Market	2		

FEATURES

STYLE Traditional	INTERIOR FEATURES Ceiling 9ft+ Ceiling Fan Ceiling Smooth Ceiling Trey Countertops-Solid Surface Open Floor Plan Smoke Detector	FIREPLACE Gas Logs	DOCS ON FILE Seller Disclosure Survey
EXTERIOR FINISH Vinyl Siding	MRBED FEATURES Double Sink Full Bath	HEATING SYSTEM Electric Forced Air Multi-Units Natural Gas	DOCUMENTS WITH OFFER Copy Earnest Money Check Pre-Approval Letter Signed SDS
LOT DESCRIPTION Corner Level Underground Utilities		COOLING SYSTEM Central Forced Electric Multi-Units	ON INTERNET Yes
FOUNDATION Crawl Space			GARBAGE PICKUP Private
BASEMENT			

FEATURES

None	Master on 2nd Lvl	FLOORS	DRIVEWAY
EXTERIOR FEATURES	Shower-Separate	Carpet	Paved
Deck	Tub-Jetted	Ceramic Tile	CONDO REGIME INCLUDES
Porch-Front	Walk-in Closet	Hardwood	None
Sprklr In Grnd-Partial Yd	SPECIALTY ROOM	WATER	AMENITIES INCLUDE
Tilt Out Windows	Laundry	Public	None
Vinyl/Aluminum Trim	Sun Room	SEWER	SHOWING
ROOF	Bonus Room/Rec Room	Septic	Appointment Only
Architectural	LAUNDRY LOCATION	WATER HEATER	Occupied
GARAGE FEATURES	2nd Floor	Tankless	ADDITIONAL FEES
Door Opener	APPLIANCES	STORAGE SPACE	None
Side/Rear Entry	Cook Top-Smooth	Attic	
	Dishwasher	Garage	
	Disposal		
	Microwave		
	Refrigerator		
	Oven-Electric		

FINANCIAL

Total Taxes	\$864.00	Tax Year	2012
Tax Rate(4%/6%)	4%	In City	N
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N

MEMBER REMARKS

Taxes reflect homestead exemption. 2425 square per appraiser measurement - sketch in associated docs along with survey (.57 acres). Buyer to verify all information in MLS.

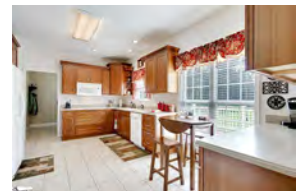
REMARKS

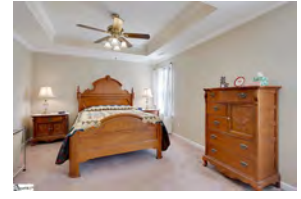
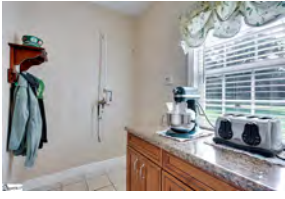
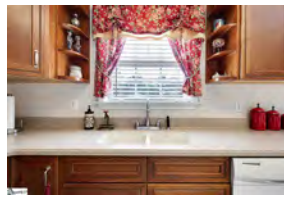
This gorgeous home is in mint condition, ready to move into, and in a prime location close to shopping and restaurants on Fairview Rd! With 3 spacious bedrooms plus a huge bonus room that could easily be used as a 4th bedroom and a host of other upgrades you will be hard pressed to find anything comparable at this price! Beautiful hardwood floors throughout the majority of the home, a bright open floor plan with a heated and cooled sunroom to enjoy your morning coffee, and an updated kitchen with solid surface countertops, self-closing drawers, double oven, ceramic tile floors, and the list goes on and on. Energy efficient upgrades like a tankless water heater, electric and gas units for heating, and double pane vinyl windows help keep the utility bills as low as possible. Other features like a side entry garage, a composite deck that's low maintenance and a half acre plus corner lot with in ground sprinkler system all make this the next home you'll want to buy. Priced to sell so see it today before its gone! All buyers must have a pre-approval letter prior to viewing this home.

SYNDICATION REMARKS

This gorgeous home is in mint condition, ready to move into, and in a prime location close to shopping and restaurants on Fairview Rd! With 3 spacious bedrooms plus a huge bonus room that could easily be used as a 4th bedroom and a host of other upgrades you will be hard pressed to find anything comparable at this price! Beautiful hardwood floors throughout the majority of the home, a bright open floor plan with a heated and cooled sunroom to enjoy your morning coffee, and an updated kitchen with solid surface countertops, self-closing drawers, double oven, ceramic tile floors, and the list goes on and on. Energy efficient upgrades like a tankless water heater, electric and gas units for heating, and double pane vinyl windows help keep the utility bills as low as possible. Other features like a side entry garage, a composite deck that's low maintenance and a half acre plus corner lot with in ground sprinkler system all make this the next home you'll want to buy. Priced to sell so see it today before its gone! All buyers must have a pre-approval letter prior to viewing this home. Call Sunil today at (864) 525-7449 for your private showing.

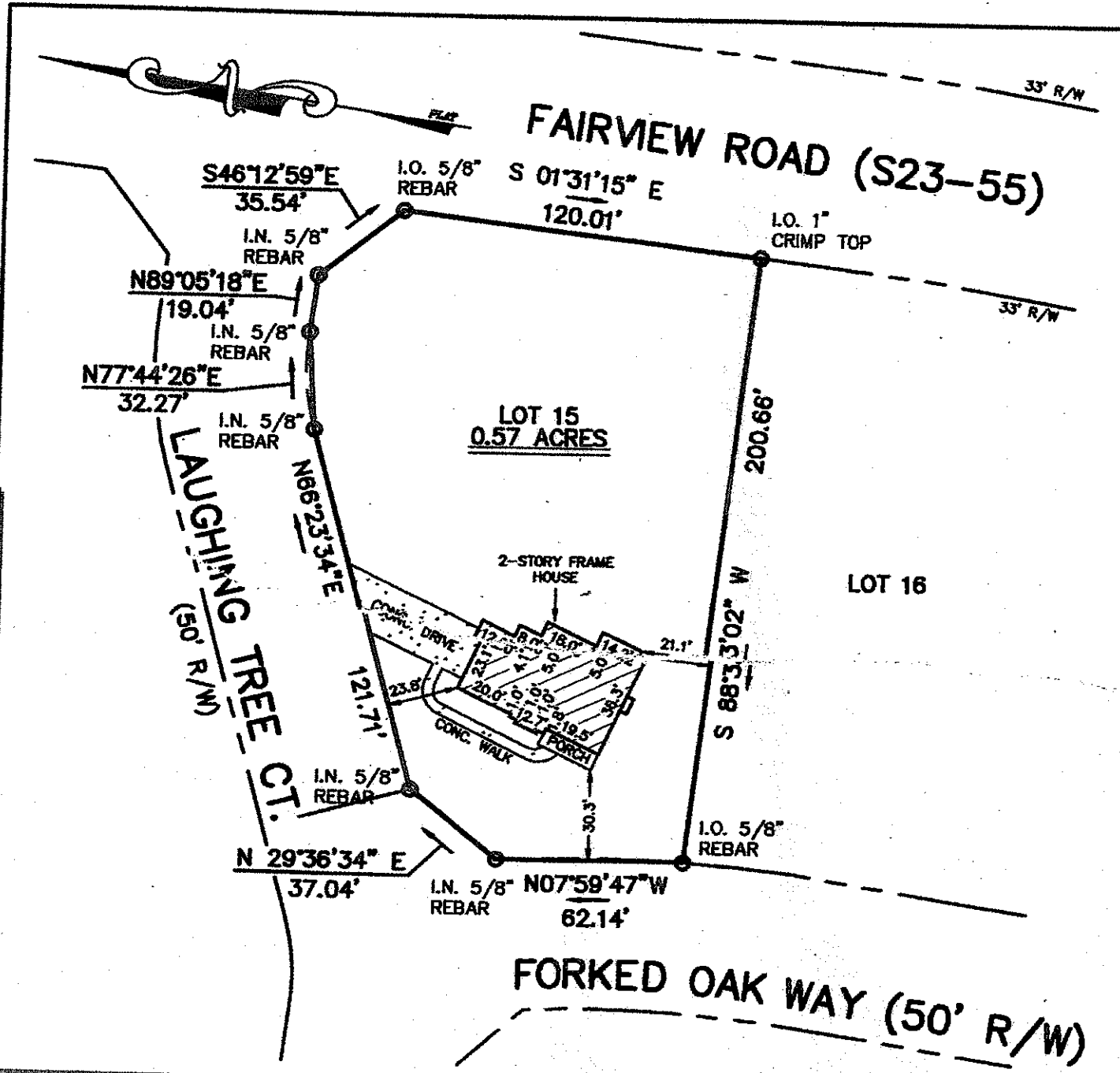
ADDITIONAL PICTURES





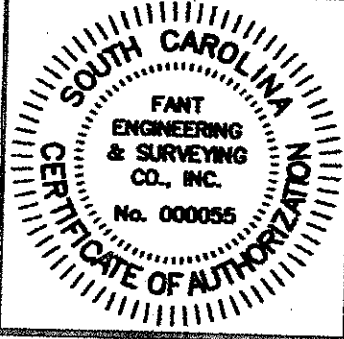
DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2013

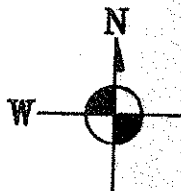


NORMAN L. & JANET E. KIRKWOOD

LOT 15 THREE OAKS SUBDIVISION PHASE 1

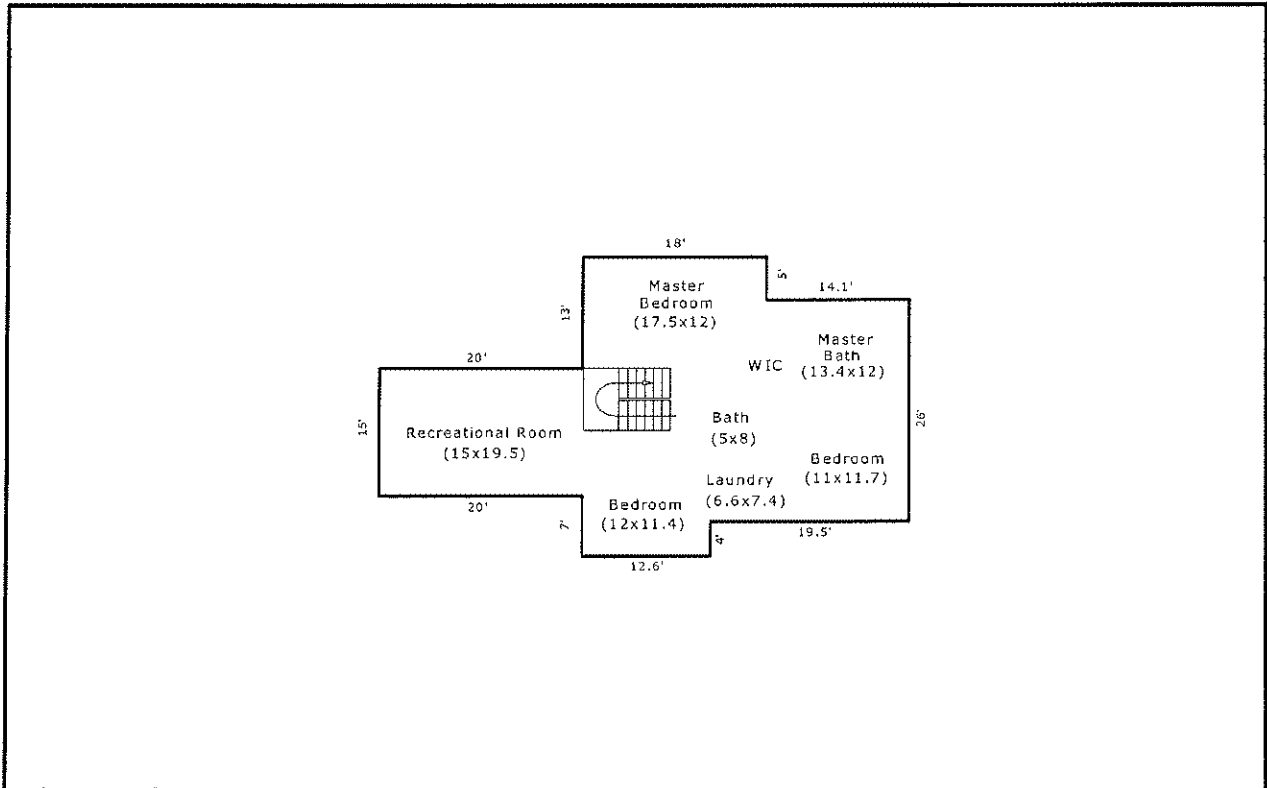


"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT; AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS ON SAID LOT DOES NOT ENCRDACH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCRDACH OR PROJECT ON SAID PREMISES; AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA; AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SHOWN THEREIN"


FANT ENGINEERING & SURVEYING CO., INC.
 103 SMITH HINES ROAD
 GREENVILLE, S.C. 29607
 PHONE (854) 297-4241

Building Sketch

Borrower/Client				
Property Address 1 Laughing Tree Court				
City	Fountain Inn	County	Greenville	State SC Zip Code 29644
Client	Kirkwood			



Sketch by Apex Medina™

Comments:

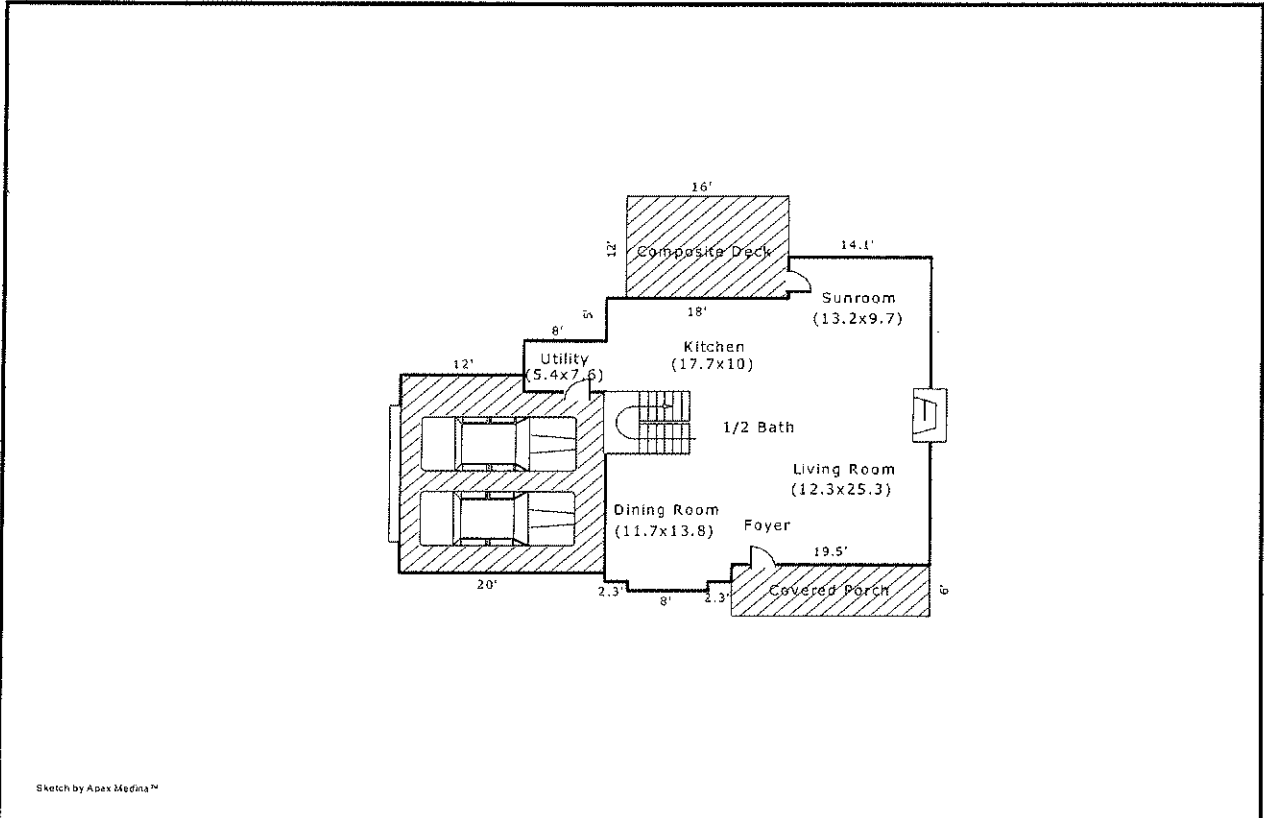
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Second Floor	1275.0	1275.0

LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
Second Floor			
12.6	x	4.0	50.4
32.1	x	3.0	96.3
5.0	x	18.0	90.0
8.0	x	32.1	256.8
15.0	x	52.1	781.5

Net LIVABLE Area	(rounded)	1275	5 Items	(rounded)	1275
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Building Sketch

Borrower/Client				
Property Address 1 Laughing Tree Court				
City	Fountain Inn	County	Greenville	State SC Zip Code 29644
Client	Kirkwood			



Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1150.4	1150.4	First Floor		
GAR	2 Car Garage	448.0	448.0	14.1 x 4.8		67.7
P/P	Deck	192.0		32.1 x 5.0		160.5
	Covered Porch	117.0	309.0	40.1 x 6.0		240.6
				20.2 x 32.1		648.4
				1.0 x 8.0		8.0
				2.0 x 12.6		25.2
	Net LIVABLE Area	(rounded)	1150	6 Items	(rounded)	1150



**STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT**

INSTRUCTIONS TO PROPERTY OWNERS

1. South Carolina Code of Laws Title 27 Chapter 50 Article 1 requires that beginning January 1, 2003, an owner of residential real estate (single-family homes and buildings with up to four dwelling units) shall provide to a purchaser this property condition disclosure statement which must be completed prior to signing a contract of sale. This disclosure statement must be provided in connection with the sale, exchange, option and sale under a lease with an option to purchase. This disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited. A complete list of exemptions may be found in Section 27-50-30.
2. You must check one of the boxes for each of the 24 questions on pages 2 and 3 of this form
 - a. If you check "Yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, pest control operator or other expert or public agency. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in the report as long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No" for any question, you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misrepresentation.
 - c. If you check "No Representation" for any question, you are stating that you are making no representation regarding the conditions or characteristics of the property, but you may have a duty to disclose even if you know or should have known of them. Please consult with an attorney to determine any potential liability you may have for checking this answer.
 - d. If you check "Yes" or "No" for any question and subsequently something happens to the property to render your statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly provide the purchaser a corrected statement or you may correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker or salesperson, you remain solely responsible for completing and delivering this statement to the purchaser. The broker or salesperson must disclose any material facts about your property which he/she knows or reasonably should know, regardless of your responses on this statement. You are to complete this form yourself and answer all questions truthfully and as fully as possible. By signing below you acknowledge that the failure to disclose known material information about the property may result in liability.
4. You must provide the completed statement to the purchaser prior to the time you and the purchaser sign a contract to purchase your property or as otherwise agreed to in the contract. You should provide the purchaser a copy of this statement containing your signature and keep a copy signed by the purchaser for your records.

Initials: YZK Seller TNG Date 2013 Buyer _____ Date _____
 Rev. 1/03 9EK 7-16-13

AS SELLER OF THE PROPERTY HEREIN IDENTIFIED, DO YOU HAVE KNOWLEDGE OF ANY PROBLEM (MALFUNCTION OR DEFECT) WITH ANY OF THE FOLLOWING:

	Yes*	No	No Representation
1. Foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications? a. Siding: masonry ___ wood ___ composition/hardwood ___ vinyl <input checked="" type="checkbox"/> synthetic stucco ___ b. Approximate age of structure <u>2004</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Roof (leakage or other problem)? a. Approximate age of roof covering <u>2004</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water seepage, leakage, dampness or standing water or water intrusion from any source in any area of the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Electrical system (outlets, wiring, panel, switches, fixtures, etc)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Plumbing system (pipes, fixtures, water heater, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Heating and/or air conditioning? a. Heat source: furnace <input checked="" type="checkbox"/> heat pump <input checked="" type="checkbox"/> baseboard ___ b. Cooling source: central <input checked="" type="checkbox"/> wall/window unit(s) ___ c. Fuel source: electricity <input checked="" type="checkbox"/> natural gas <input checked="" type="checkbox"/> propane ___ oil ___ d. Approximate age of heating unit ___/cooling unit ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Water supply (including water quality, quantity and water pressure)? a. water supply is: city/county <input checked="" type="checkbox"/> community system ___ private well ___ b. water pipes are: copper ___ galvanized ___ PVC/CPVC <input checked="" type="checkbox"/> polybutelene ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Septic system? a. Type system: septic tank <input checked="" type="checkbox"/> community system ___ connected to city/county system ___ city/county system available ___ b. Does the system require a pump? Yes ___ No <input checked="" type="checkbox"/> c. Has the septic system been serviced/pumped during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Appliances (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Present infestation, or damage WHICH HAS NOT BEEN REPAIRED from past infestation of wood destroying insects or organisms? a. Is there a transferable termite bond? Yes <input checked="" type="checkbox"/> No ___ <u>HIRED KILLERS</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Drainage, grading or stability of soil or retaining structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Other built-in systems and fixtures? central vacuum ___ pool ___ hot tub ___ spa ___ attic fan ___ exhaust fan <input checked="" type="checkbox"/> ceiling fan <input checked="" type="checkbox"/> sump pump ___ irrigation system <input checked="" type="checkbox"/> cable tv wiring or satellite dish <input checked="" type="checkbox"/> security system ___ or other systems ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initial JL (Seller 7-14 Date 2013 Buyer ___ Date ___)
Rev. 1/07
JER 7-16-13

REGARDING THE PROPERTY HEREIN IDENTIFIED, INCLUDING THE LOT, OTHER IMPROVEMENTS, AND FIXTURES LOCATED THEREON, DO YOU HAVE KNOWLEDGE OF ANY:

- | | Yes* | No | No Representation |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 13. Room additions or other structural changes? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 14. Environmental hazards (substances, materials or products) including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mold or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contamination? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 15. Nuisances (noise, odor, smoke, etc.) affecting the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Previous damage caused by fire? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Violations or variances of building codes or zoning ordinances? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18. Restrictions to property use? (covenants or deed) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 19. Utility or other easements, shared driveways, party walls or encroachments from or on adjacent property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Lawsuits, foreclosures, bankruptcy, tenancies, judgments, tax or other liens, proposed assessments or notice from any governmental agency that could affect title to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 21. Owners' association fees or "common area" expenses or assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 22. Flood hazards or that the property is in a federally-designated flood plain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 23. Rental, rental management, vacation rental or other lease contracts in place on the property at the time of closing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 24. Any outstanding charges owed by the tenant for gas, electric, water, sewerage, or garbage services provided to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***IF YOU ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS, PLEASE USE THE FOLLOWING SPACE FOR YOUR EXPLANATION AND ATTACH ANY RELEVANT PROFESSIONAL REPORTS.**

19 STANDARD RESTRICTIONS

Initials *MJK* Seller *7-16* Date _____ Buyer _____ Date _____
 Rev. 1/08 *JK* *2013*
7-16-13

