

**ALL FIELDS DETAIL**



<b>MLS #</b>	1267842	<b># of Bedrooms</b>	4
<b>Status</b>	Active	<b># of Full Baths</b>	2
<b>Type</b>	Single Family-Detached	<b># of Half Baths</b>	1
<b>Address</b>	7 HOLLY TRACE	<b>Garage Capacity</b>	Two
<b>City</b>	Simpsonville	<b># of Stories</b>	Two
<b>State</b>	SC	<b>Approx Age</b>	21-30
<b>Zip</b>	29681	<b>Garage Type</b>	Attached Garage
<b>Area</b>	032		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$269,500		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Enable Schedule-It (Y/N)</b>	No	<b>County</b>	Greenville
<b># of Fireplaces</b>	1	<b>SQFT Finished and Heated</b>	2800-2999
<b>Subdivision</b>	Holly Trace	<b>Tax ID Number</b>	0542120100400
<b>Legal Lot Number</b>	4	<b>Approx Lot Dimensions</b>	139x127x139x127
<b>Approx # of Acres</b>	0.40	<b>Approx Year Built</b>	1988
<b>Elementary School</b>	Bethel	<b>Middle School</b>	Hillcrest
<b>High School</b>	Mauldin	<b>Agent</b>	<a href="#">SUNIL VARGHESE - Cell: (864) 525-7449</a>
<b>Listing Office 1</b>	<a href="#">Wham AARE, LLC - Main: (864) 801-9468</a>	<b>SA</b>	0%
<b>BA</b>	3%	<b>Variable Rate Com</b>	N
<b>Listing Type</b>	Exclusive Right to Sell	<b>Agency Relationship</b>	Buyer Agent
<b>Listing Date</b>	10/3/2013	<b>Associated Document Count</b>	2
<b>Living Room (Y/N)</b>	Y	<b>Living Room Size</b>	16x13
<b>Dining Room (Y/N)</b>	Y	<b>Dining Rm Size</b>	13x12
<b>Breakfast Room (Y/N)</b>	Y	<b>Breakfast Room Size</b>	10x8
<b>Kitchen (Y/N)</b>	Y	<b>Kitchen Size</b>	13x11
<b>Great Room (Y/N)</b>	Y	<b>Great Room Size</b>	20x15
<b>Den (Y/N)</b>	N	<b>Bonus/Rec Room (Y/N)</b>	N
<b>Florida Room (Y/N)</b>	N	<b>Deck (Y/N)</b>	Y
<b>Deck Size</b>	16x12	<b>Laundry (Y/N)</b>	Y
<b>Laundry Size</b>	10x8	<b>Master Bedroom (Y/N)</b>	Y
<b>Master Bedroom Size</b>	17x15	<b>Bedroom #2 (Y/N)</b>	Y
<b>Bedroom #2 Size</b>	15x11	<b>Bedroom #3 (Y/N)</b>	Y
<b>Bedroom #3 Size</b>	13x12	<b>Bedroom #4 (Y/N)</b>	Y
<b>Bedroom #4 Size</b>	13x13	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b># of Rooms Below Grade</b>	0
<b># of Bedrooms Main Level</b>	0	<b>Status Date</b>	10/3/2013
<b>HotSheet Date</b>	10/3/2013	<b>Price Date</b>	10/3/2013
<b>Input Date</b>	10/3/2013 5:04:00 PM	<b># Full Baths on Main Lvl</b>	0
<b>Showing</b>	Call Specified Appointment Center	<b>Contact # for Appts</b>	(864) 467-0000
<b>Directions</b>	From Woodruff Rd take Highway 14 heading South, then right into Holly Trace S/D and home will be on the left.	<b>Update Date</b>	10/3/2013
<b>Cumulative DOM</b>	78	<b>Agent Hit Count</b>	73
<b>Client Hit Count</b>	23	<b>Original Price</b>	\$269,500
<b>Days On Market</b>	15		

**FEATURES**

<b>STYLE</b>	<b>INTERIOR FEATURES</b>	<b>APPLIANCES</b>	<b>STORAGE SPACE</b>
Traditional	2 Story Foyer	Cook Top-Gas	Attic
<b>EXTERIOR FINISH</b>	Attic Stairs Disappearing	Dishwasher	Garage
Vinyl Siding	Bookcase	Disposal	<b>DOCS ON FILE</b>
<b>LOT DESCRIPTION</b>	Cable Available	Dryer	Seller Disclosure
Fenced Yard	Ceiling 9ft+	Microwave	<b>DOCUMENTS WITH OFFER</b>
Sloped Gently	Ceiling Fan	Oven-Convection	Copy Earnest Money Check
Some Trees	Ceiling Cathedral/Vaulted	Refrigerator	Pre-approve/Proof of Fund
Underground Utilities	Ceiling Smooth	Washer	Signed SDS
<b>FOUNDATION</b>	Ceiling Trey	Warming Drawer	<b>ON INTERNET</b>
Crawl Space	Countertops-Solid Surface	<b>FIREPLACE</b>	Yes

**FEATURES**

<b>BASEMENT</b> None	Smoke Detector Some Window Trtmnts Tub-Jetted	Wood Burning Fireplace Masonry	<b>GARBAGE PICKUP</b> Private
<b>EXTERIOR FEATURES</b> Deck Porch-Front Some Storm Doors Sprklr In Grnd-Full Yard	<b>MRBED FEATURES</b> Walk In Closet Double Sink Full Bath Master on 2nd Lvl Shower-Separate	<b>HEATING SYSTEM</b> Multi-Units Natural Gas	<b>DRIVEWAY</b> Paved
<b>ROOF</b> Composition Shingle	<b>SPECIALTY ROOM</b> Laundry	<b>COOLING SYSTEM</b> Central Forced Electric	<b>CONDO REGIME INCLUDES</b> None
<b>GARAGE FEATURES</b> Door Opener Side/Rear Entry	<b>LAUNDRY LOCATION</b> Sink 1st Floor Walk-in	<b>FLOORS</b> Carpet Ceramic Tile Hardwood	<b>AMENITIES INCLUDE</b> Club House Common Areas Playground Pool Tennis Court
		<b>WATER</b> Public	<b>SHOWING</b> Appointment Only Occupied
		<b>SEWER</b> Public	<b>ADDITIONAL FEES</b> HOA Mgmt Transfer Fee
		<b>WATER HEATER</b> Gas	

**FINANCIAL**

<b>Total Taxes</b>	\$1,066.00	<b>Tax Year</b>	2012
<b>Tax Rate(4%/6%)</b>	4%	<b>In City</b>	N
<b>HOA (Y/N)</b>	Y	<b>HOA/Regime Fee\$</b>	\$415
<b>HOA/Regime Fee Mandatory</b>	Yes	<b>HOA Term</b>	Annual
<b>HOA Contact Name/#</b>	Brendan Treanor/963-6970	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	N
<b>Electric Co.</b>	Laurens	<b>Gas Co.</b>	Piedmont
<b>Phone Co.</b>	Charter	<b>Water Co.</b>	Greenville Water

**MEMBER REMARKS**

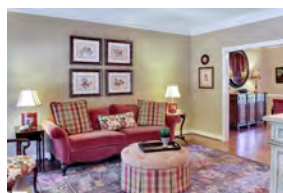
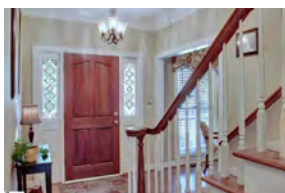
2808 Sq Ft per appraiser measurement - see associated docs for sketch. Call appointment center at (864) 467-0000 to show.

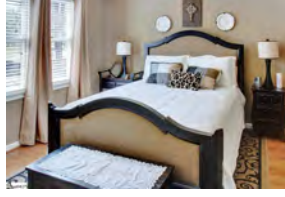
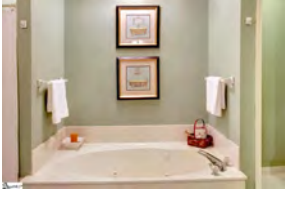
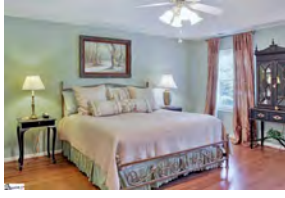
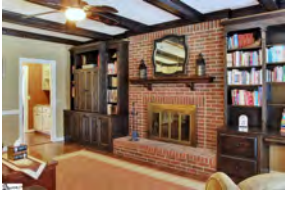
**REMARKS**

Beautiful home in the popular Holly Trace subdivision with over 2800 square feet of living space nestled on a private, fenced in yard. This home is conveniently located close to shopping, restaurants, places of worship, major interstates, & much more. The main level features multiple living areas with a living room, formal dining room, and great room! The kitchen is the centerpiece of this home and features solid surface countertops, over \$5000 worth of top of the line stainless steel appliances, a custom tile backsplash, and a breakfast area with bay window that offers built-in seating. The great room features a floor to ceiling brick fireplace, exposed beams, and built-in cabinets and a desk area! Upstairs you'll find four spacious bedrooms including the master bedroom with a huge walk-in closet and attached bathroom. Outside you'll enjoy relaxing on your deck and the yard comes with a full irrigation system. Hardwood floors throughout a majority of the home, a walk-in laundry room with sink, multiple HVAC units, and a side entry garage are just some of the extras that this home features. The neighborhood offers lots of amenities - clubhouse, pool, tennis court, basketball court, and more. You will not be disappointed with this home so see it today before its gone! All buyers must have a pre-approval letter prior to viewing.

**SYNDICATION REMARKS**

Beautiful home in the popular Holly Trace subdivision with over 2800 square feet of living space nestled on a private, fenced in yard. This home is conveniently located close to shopping, restaurants, places of worship, major interstates, & much more. The main level features multiple living areas with a living room, formal dining room, and great room! The kitchen is the centerpiece of this home and features solid surface countertops, over \$5000 worth of top of the line stainless steel appliances, a custom tile backsplash, and a breakfast area with bay window that offers built-in seating. The great room features a floor to ceiling brick fireplace, exposed beams, and built-in cabinets and a desk area! Upstairs you'll find four spacious bedrooms including the master bedroom with a huge walk-in closet and attached bathroom. Outside you'll enjoy relaxing on your deck and the yard comes with a full irrigation system. Hardwood floors throughout a majority of the home, a walk-in laundry room with sink, multiple HVAC units, and a side entry garage are just some of the extras that this home features. The neighborhood offers lots of amenities - clubhouse, pool, tennis court, basketball court, and more. You will not be disappointed with this home so see it today before its gone! All buyers must have a pre-approval letter prior to viewing. Call Sunil today at (864) 525-7449 for your private showing.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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