

ALL FIELDS DETAIL



MLS # 1277530 **# of Bedrooms** 3
Class Residential **# of Full Baths** 2
Type Single Family **# of Half Baths** 1
 -Detached **# of Stories** Two
Area Other **Approx Age** 31-50
Listing Price \$114,500 **Garage Type** Attached Garage
Address 109 CARROLLWOOD LANE **Garage Capacity** Two
City Spartanburg
State SC
Zip 29302
Status Active
Sale/Rent For Sale
IDX Include Yes



GENERAL

SQFT Finished and Heated	1400-1599	# of Rooms Below Grade	0
# of Bedrooms Main Level	0	# Full Baths on Main Lvl	0
# of Fireplaces	1	Approx Year Built	1980
County	Spartanburg	Tax ID Number	7200405200
Legal Lot Number	30	Approx Lot Dimensions	112x36x138x100x151
Subdivision	Other	Elementary School	Ep Todd
Middle School	Carver Junior High School	High School	Spartanburg
SA	0%	BA	3%
Bonus	N	Variable Rate Com	N
Listing Type	Exclusive Right to Sell	Agency Relationship	Buyer Agent
Listing Date	4/10/2014	Agent	SUNIL VARGHESE - Cell: (864) 525-7449
Listing Office 1	Wham AARE, LLC - Main: (864) 801-9468	Enable Schedule-It (Y/N)	No
Detailed Showing Inst	Call the appointment center	Showing	Call Specified Appointment Center
Contact # for Appts	(864) 467-0000	Directions	Take Union St. to Right on Lucerne Dr, Right on Carrollwood Ln, House is on corner of Carrollwood & Scottswood.
Living Room (Y/N)	Y	Living Room Size	18x13
Dining Room (Y/N)	Y	Dining Rm Size	11x11
Breakfast Room (Y/N)	Y	Breakfast Room Size	8x8
Kitchen (Y/N)	Y	Kitchen Size	10x10
Great Room (Y/N)	N	Den (Y/N)	N
Bonus/Rec Room (Y/N)	N	Florida Room (Y/N)	N
Screened Porch (Y/N)	Y	Screened Porch Size	14x10
Laundry (Y/N)	Y	Laundry Size	6x5
Master Bedroom (Y/N)	Y	Master Bedroom Size	15x11
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	13x12
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	12x10
Bedroom #4 (Y/N)	N	Bedroom #5 (Y/N)	N
Agent Hit Count	57	Client Hit Count	9
Days On Market	33	Cumulative DOM	33
Original Price	\$118,500	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	LeadBased Paint Disc Req?	No
Res. Property Disc. Req?	Yes	Associated Document Count	2
Update Date	5/13/2014	Status Date	4/10/2014
HotSheet Date	5/13/2014	Price Date	5/13/2014
Input Date	4/10/2014 3:14 PM	Picture	35

FEATURES

STYLE Traditional	MRBED FEATURES Full Bath Master on 2nd Lvl Tub/Shower Walk-in Closet	HEATING SYSTEM Electric Forced Air	DOCS ON FILE Seller Disclosure
EXTERIOR FINISH Wood	SPECIALTY ROOM Laundry	COOLING SYSTEM Central Forced Electric	DOCUMENTS WITH OFFER Copy Earnest Money Check Pre-approve/Proof of Fund Signed SDS
LOT DESCRIPTION Corner Some Trees	LAUNDRY LOCATION 1st Floor Closet Style	FLOORS Carpet Ceramic Tile Hardwood	ON INTERNET Yes
FOUNDATION Crawl Space			GARBAGE PICKUP Public
BASEMENT			

FEATURES

None	Walk-in	WATER	DRIVEWAY
EXTERIOR FEATURES	APPLIANCES	Public	Paved
Porch-Front	Cook Top-Smooth	SEWER	CONDO REGIME INCLUDES
Porch-Screened	Dishwasher	Public	None
Tilt Out Windows	Disposal	WATER HEATER	AMENITIES INCLUDE
ROOF	Refrigerator	Electric	None
Architectural	Oven-Electric	STORAGE SPACE	SHOWING
GARAGE FEATURES	FIREPLACE	Attic	Advance Notice Required
Door Opener	Wood Burning Fireplace	Garage	Appointment Only
Side/Rear Entry			Occupied
INTERIOR FEATURES			Lockbox-Electronic
Attic Stairs Disappearing			ADDITIONAL FEES
Ceiling Fan			None
Smoke Detector			
Some Window Trtmnts			

FINANCIAL

Total Taxes	\$1,252.00	Tax Year	2013
Tax Rate(4%/6%)	4%	In City	Y
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N
Electric Co.	Duke	Gas Co.	Piedmont
Water Co.	Spartanburg		

MEMBER REMARKS

1599 square feet per appraiser measurement - see associated docs for sketch. Subdivision name is Carrollwood - District 7 schools. Supra lockbox on the front door. Owners have three small children so please give two hour notice for showings. Call the appointment center at (864) 467-0000 to show. Per the seller the city picks up trash, yard debris, and recycling and all updates listed are per the seller.

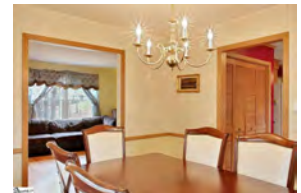
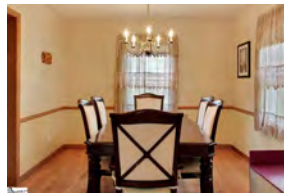
REMARKS

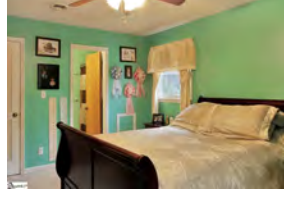
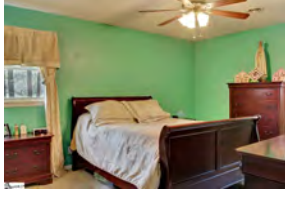
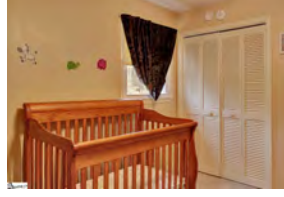
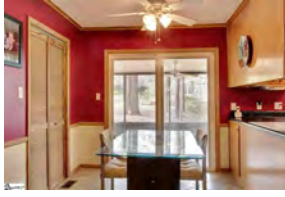
Welcome home to 109 Carrollwood Lane! This 3 bedroom home features 1599 square feet and sits on a corner lot in an established subdivision conveniently located close to shopping, restaurants, and major interstates. The list of updates is impressive and hard to find for this price: In 2010 the owners added the laundry room, had new flooring installed in the kitchen and bathroom and also had a 30 year architectural roof put on. In 2011 a new heat pump was installed. In 2012 new tilt-out windows, new hardwood floors in the dining room, living room, and hallway, new gutters, and the exterior of the home repainted. In 2013 a new tub in the master bath along with a new garage door. You have nothing to do but move in! Don't delay - at this price the home will not last long so see it today before its gone!

SYNDICATION REMARKS

Listed by Sunil Varghese at WHAM - call (864) 525-7449 for your private showing. Welcome home to 109 Carrollwood Lane! This 3 bedroom home features 1599 square feet and sits on a corner lot in an established subdivision conveniently located close to shopping, restaurants, and major interstates. The list of updates is impressive and hard to find for this price: In 2010 the owners added the laundry room, had new flooring installed in the kitchen and bathroom and also had a 30 year architectural roof put on. In 2011 a new heat pump was installed. In 2012 new tilt-out windows, new hardwood floors in the dining room, living room, and hallway, new gutters, and the exterior of the home repainted. In 2013 a new tub in the master bath along with a new garage door. You have nothing to do but move in! Don't delay - at this price the home will not last long so see it today before its gone!

ADDITIONAL PICTURES



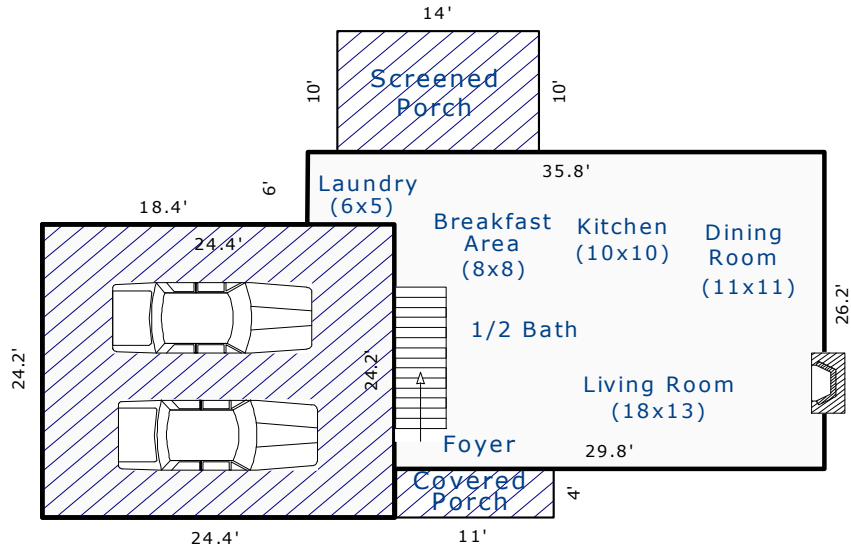


DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2014

Building Sketch

Client				
Property Address 109 Carrollwood Ln				
City	Spartanburg	County	Spartanburg	State SC Zip Code 29302
Appraiser				



Sketch by Apex Sketch v5 Standard™

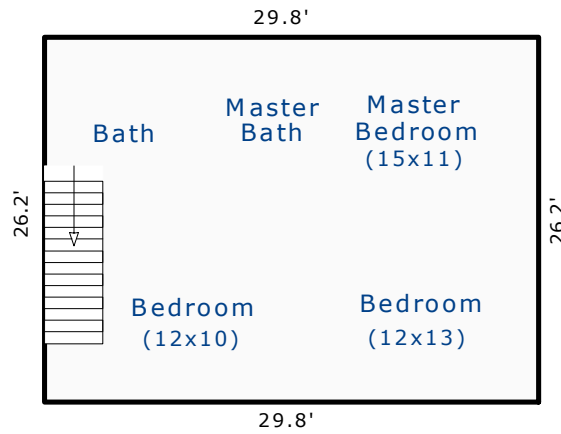
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	817.85	817.85
GAR	2 Car Garage	590.48	590.48
P/P	Covered Porch	44.00	
	Screened Porch	140.00	184.00
Net LIVABLE Area		(rounded)	818

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
0.5	x	6.0	x 0.0
		54.2	x 20.2
		35.8	x 6.0
		4.0	x 24.4
2			97.76
			-
4 Items			(rounded) 818

Building Sketch

Client				
Property Address 109 Carrollwood Ln				
City	Spartanburg	County	Spartanburg	State SC Zip Code 29302
Appraiser				



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA2	Second Floor	780.76	780.76
Net LIVABLE Area		(rounded)	781

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
Second Floor	780.76	
26.2 x 29.8		
1 Item	(rounded)	781



STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION
DISCLOSURE STATEMENT



The South Carolina Code of Laws (Title 27, Chapter 50, Article 1) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract. This disclosure must be provided in connection with any sale, exchange, installment land sale, and lease with an option to purchase contract. This disclosure statement is not required in connection with transactions listed and exempted by South Carolina Code Section § 27-50-30.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered "yes" or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information. If owner fails to check "yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees. If a question is answered "no" for any question, the owner is stating that owner has no actual knowledge of any problem.

If a question is answered "no representation" for any question, owner is stating that owner is making no representation regarding the conditions or characteristics of the property, but owner still may have a duty to disclose information that is known or should have been known.

If a question is answered and subsequently new information is obtained or something changes to render the owner's answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

If owner is assisted in the sale of property by a real estate licensee, owner remains solely responsible for completing and delivering this disclosure statement to the purchaser. The real estate licensee must disclose material facts about the property if the real estate licensee knows or reasonably should have known about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchasers are solely responsible to consult with their attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

Property Address (including unit # or identifier) 109 Carrollwood Lane
Spartanburg SC 29302

Owner: () () Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 7/2013

Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.
As owner, do you have any actual knowledge of any problem(s)* concerning?
 *Problem includes present defects, malfunctions, damages, conditions, or characteristics.

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM

	Yes	No	No Representation
1. Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water pressure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe water supply County City Private Corporate Community Well Other _____

B. Describe water disposal Septic Sewer Private Corporate Government Other _____

C. Describe water pipes PEX Copper PVC/CPVC Polybutylene Steel Other/Unknown _____

II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS

	Yes	No	No Representation
5. Roof system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Gutter system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Approximate year that current roof covering was installed or modified: 2010. Approximate year structure was built: 1980

B. During your ownership, describe any known roof system leaks and repairs: roof and gutters replaced (2012)

III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS

	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Heating system(s) (HVAC components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Cooling system(s) (HVAC components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Owner: (CSF) (LR) Purchaser () () acknowledge receipt of a copy of this page which is page 2 of 5.

- A. Describe Cooling System Central Ductless Heat Pump Window Other _____
- B. Describe Heating System Central Ductless Heat Pump Furnace Other _____
- C. Describe HVAC Power Oil Gas Electric Solar Other _____
- D. Describe HVAC system approximate age and any other HVAC system(s): new^{mt} installed in 2012

IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS. THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED

- A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus: _____
- B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any): _____
- C. Describe any known present pest infestations: _____

V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY

Apply this question below and the three answer choices to the numbered issues (15-23) on this disclosure. As owner, do you have any actual knowledge or notice concerning the following:

	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, insurance issues, or governmental actions that could affect title to the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Room additions or structural changes to the property during your ownership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Problems caused by fire, smoke, or water to the property during your ownership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Drainage, soil stability, atmosphere, or underground problems affecting the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Erosion or erosion control affecting the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Flood hazards, wetlands, or flood hazard designations affecting the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Flood insurance covering the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- A. Describe any green energy, recycling, sustainability or disability features for the property: Windows
- B. Describe any Department of Motor Vehicles titled manufactured housing on the property: _____

Owner: (S) (S) Purchaser () () acknowledge receipt of a copy of this page which is page 3 of 5.

VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: _____

VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING

A. Describe the lease terms and any leasing problems, if any: _____

B. State the name and contact information for any property management company involved (if any): _____

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: _____

VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY

A. Describe any utility company financed or leased property on the real property: _____

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: _____

IX. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED

Room addition: laundry room built in 2009

Owner: () () Purchaser () () acknowledge receipt of a copy of this page which is page 4 of 5.

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own off site conditions and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the on site or off site conditions of the property and improvements. Purchasers should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online (www.scstatehouse.gov or other websites).

Current status of property or factors which may affect the closing:

- Owner occupied
- Short sale
- Bankruptcy
- Vacant (How long vacant?) _____
- Leased
- Foreclosure
- Estate
- Other: _____

A Residential Property Condition Disclosure Statement Addendum is is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: *Richard P. Lat* Date: 3/28/14 Time: 12:00pm

Owner Printed Name: Richard P. Lat

Owner Signature: *Kristina M Pilat* Date: 3-28-14 Time: 8:15 am

Owner Printed Name: Kristina M Pilat

Purchaser acknowledges prior to signing this disclosure:

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of on site and off site conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchasers have sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____