

ALL FIELDS DETAIL



MLS #	1235173	# of Bedrooms	3
Status	Active	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	0
Address	4541 STATE PARK ROAD	Garage Capacity	Two
City	Greenville	# of Stories	Two
State	SC	Approx Age	50+
Zip	29609	County	Greenville
Area	011	Garage Type	Detached Garage
Class	Residential		
Listing Price	\$305,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# of Fireplaces	5	SQFT Finished and Heated	3800-3999
Subdivision	None	Tax ID Number	0498010100207
Approx # of Acres	11.73	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	1/23/2012
Associated Document Count	5	Living Room (Y/N)	Y
Living Room Size	16x19	Dining Room (Y/N)	Y
Dining Rm Size	16x14	Breakfast Room (Y/N)	Y
Breakfast Room Size	8x8	Kitchen (Y/N)	Y
Kitchen Size	13x8	Great Room (Y/N)	N
Den (Y/N)	Y	Den Size	8x8
Bonus/Rec Room (Y/N)	N	Florida Room (Y/N)	N
Patio (Y/N)	Y	Patio Size	8x18
Laundry (Y/N)	Y	Laundry Size	0x0
Master Bedroom (Y/N)	Y	Master Bedroom Size	14x12
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	13x16
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	11x16
Bedroom #4 (Y/N)	N	Other Room 1	Gathering Room
Other Room 1 Size	16x12	Other Room 2	Upstairs Sitting Room
Other Room 2 Size	13x13	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	# of Rooms Below Grade	0
# of Bedrooms Main Level	1	Status Date	1/23/2012
HotSheet Date	2/9/2012	Price Date	2/9/2012
Input Date	1/23/2012 3:33:00 PM	# Full Baths on Main Lvl	1
Showing	Call Specified Appointment Center	Contact # for Appts	864-467-0000
Directions	Take State Park Rd heading North and the home will be on the left approximately 1 mile after the intersection of Sandy Flat and State Park Rd (Approx 1/10 mile before W. Darby Rd)	Update Date	2/9/2012
Cumulative DOM	17	Agent Hit Count	126
Client Hit Count	47	Original Price	\$325,000
Days On Market	17		

FEATURES

STYLE Victorian	INTERIOR FEATURES Ceiling Smooth Security System Owned	HEATING SYSTEM Propane Gas	DOCUMENTS WITH OFFER As Is Addendum Copy Earnest Money Check Lead Based Paint Letter Pre-Approval Letter Signed SDS
EXTERIOR FINISH Vinyl Siding	MRBED FEATURES Full Bath Master on Main Lvl Sitting Room	COOLING SYSTEM Central Forced	ON INTERNET Yes
LOT DESCRIPTION Mountain View Wooded	SPECIALTY ROOM Laundry Sun Room	FLOORS Pine	GARBAGE PICKUP Private
FOUNDATION Crawl Space	LAUNDRY LOCATION	WATER Public	DRIVEWAY
BASEMENT None		SEWER Septic	
		WATER HEATER	

FEATURES

EXTERIOR FEATURES

Balcony
Patio
Porch-Screened
Barn/Stall

ROOF

Metal

GARAGE FEATURES

Workshop

1st Floor

APPLIANCES

Dishwasher

FIREPLACE

Gas Logs
Wood Burning Fireplace

Electric

STORAGE SPACE

Attic
Garage
Out Building

DOCS ON FILE

Lead Based Paint Doc.
Seller Disclosure
Survey

Circular

Gravel

CONDO REGIME INCLUDES

None

AMENITIES INCLUDE

None

SHOWING

Appointment Only
Occupied

ADDITIONAL FEES

None

FINANCIAL

Total Taxes 4805.04
Tax Rate(4%/6%) 6
HOA (Y/N) N
Foreclosure (Y/N) N

Tax Year 2011
In City N
Short Sale YES
Auction (Y/N) N

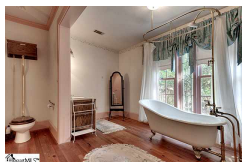
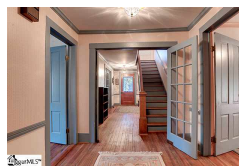
MEMBER REMARKS

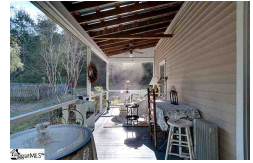
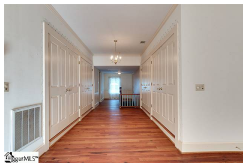
PLEASE READ BEFORE SHOWING: Short Sale - the bank has approved this asking price but it is not necessarily an approved sales price until they receive the HUD and can ensure that the net proceeds meet their minimum. They have also told me that we will receive a response to an offer within 3 business days. Commission will be 50% of whatever lender approves. Earnest Money Deposit must be 1%. Home will be sold AS-IS but buyer will have a 10 day inspection period which will begin after receiving written approval of the sales price and the utilities have been turned on (buyer will be responsible for having the utilities turned on for inspection and appraisal if necessary). The following documents must be submitted with the offer: GGAR short sale and as-is addendum, signed seller's and lead paint disclosure, copy of EMC, and pre-approval or proof of funds. Buyer and/or buyer's agent to verify all information in the MLS that they deem important. For showings please give 1 day notice. The main home is vacant and the lockbox key only fits the main house. The owner is currently living in the guest house – if your buyer likes the home you will have to schedule a 2nd showing to view the guest house when the owner can be present. Please note that the only appliance that will convey with the home is the dishwasher. SEE ASSOCIATED DOCS FOR A HISTORY OF TURNER FARMS ALONG WITH OTHER IMPORTANT INFORMATION.

REMARKS

Wow - \$20,000 price reduction! Here's an amazing opportunity to own a piece of Greenville's history. Turner Farms is a historic farmhouse that was built in 1885 and was one of the few cotton farms in the Upstate. It is conveniently located along the base of Paris Mountain and at its peak it contained more than 2000 acres. The present property now consists of the main home (approx. 3216 sq ft per appraiser measurement), a 1 bedroom, 1 bath guest house (approx. 682 square feet per appraiser measurement), an 8 stall barn, a detached 2 car garage, and 5 additional outbuildings all situated on 11.73 acres (per survey) bounded on three sides by Turner Circle. This home is now being offered as a short sale (sold as-is) and the bank has approved the listing price of \$305,000 and has agreed to respond to all offers within 3 business days. This home and property has unlimited potential and so many different possibilities for that special buyer who is willing to restore the property to its original glory. Please note that this property is still occupied and you must have an appointment to view.

ADDITIONAL PICTURES





DISCLAIMER

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