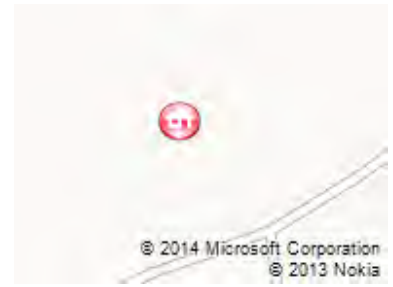


ALL FIELDS DETAIL



MLS #	211955	# of Bedrooms	2
Class	RESIDENTIAL	# of Full Baths	2
Type	Single Family	#of 1/2 Baths	0
Area	Inman	Approximate Age	75+
Asking Price	\$422,500	# of Stories	1
Address	220 CLEMENT LOOP ROAD	Approx Acreage Range	5+
City	Inman	SqFt Range (Heated&Finsh)	1400-1599
State	SC	Garage/Carport	2 Car
Zip	29349	Lot Description	Mountain View
Status	Active	School District	1
Sale/Rent	For Sale		
IDX Include	Yes		



GENERAL

Agent Hit Count	125	Client Hit Count	17
County	Spartanburg, SC	In City Y/N	No
On Internet Y/N	Yes	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	Block Map#	1460002600
# of Acres	28.00	Approx Year Built	1910
Agent	SUNIL VARGHESE - (864) 801-9468	Listing Office 1	WHAM AARE, LLC - (864) 801-9468
Commission SA \$/%	0	Commission BA \$/%	3
Variable Rate Comm Y/N	Yes	Agency Relationship	Buyer Agent
Listing Type	Exclusive Right to Sell	Expiration Date	3/31/2014
Approx Heated SqFt AG	1,528	Approx Heated SqFt BG	0
Approx Heated SqFt Total	1528	Main Floor # of Bedrooms	2
Main Floor Baths	2	Living Room Size	19x13
Dining Room Size	20x11	Kitchen Size	16x15
Den Size	13x13	Master Bedroom Size	13x12
Bedroom 1 Size	15x8	Directions	Take Hwy 29 to Holly Springs Rd which becomes 357 then turn left on Clement Loop Rd.
Associated Document Count	0	Update Date	1/11/2014
Status Date	7/22/2013	HotSheet Date	1/11/2014
Price Date	1/11/2014	Input Date	7/22/2013 7:42:00 AM
Original Price	\$425,000	Contact# for Appointments	(864) 525-7449
Days On Market	234	Price/ApxHtdSF	\$276.51
Picture	25		

FEATURES

STYLE Ranch	COOLING SYSTEM No Cooling	WATER Well	EXTERIOR FEATURES Windows - Insulated Porch-Front
ROOF Architectural	COOLING FUEL Electricity	SEWER Septic Tank	Windows - Tilt Out Barn/Stall
EXTERIOR Aluminum Siding	GARAGE/CARPORT Detached	LOT DESCRIPTION Level Mountain View Creek Wooded Pasture Some Trees	INTERIOR FEATURES Smoke Detector Ceilings-Some 9 Ft + Washer Connection Fireplace
FOUNDATION Crawl Space		APPLIANCES None	SPECIAL PROPERTY STATUS None
FLOORS Hardwood			SHOWING INSTRUCTIONS Owner-Agent Lockbox - Combination Other/See Remarks
HEAT SYSTEM No Heat			
HEATING FUEL TYPE Electricity			

FINANCIAL

Taxes \$	\$1,852	Tax Year	2012
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PUBLIC REMARKS

2 Bedroom Ranch on 28 +/- acres with a 6 stall barn, workshop, utility building, and detached garage. Approximately 21 acres of pasture and a gorgeous mountain view. So many possibilities for this beautiful property...check out the pictures and make an appointment to see this property today!

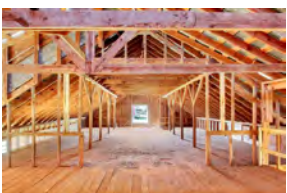
MEMBER REMARKS

† Square footage is per tax records. Buyer to verify all information.

DETAILED SHOWING INST.

Call listing agent.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.



Map for Parcel Address: 220 Clement Loop Rd # 220 Inman, SC 29349-9535, Parcel ID: 1-46-00-026.00

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Information Deemed Reliable But Not Guaranteed.
Contact Us at (800) 374-7488 ext 3 for Help.

PLEASE NOTE THAT THIS IS NOT A SURVEY.



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS ADDENDUM FOR AGREEMENT TO BUY AND SELL REAL ESTATE

Property Address: ²²⁰~~331~~ Clement Loop Rd, Inman, SC, 29349

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the seller (check one below):

Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

_____ (c) Buyer has received copies of all information listed above.

_____ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

_____ (e) Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

SV (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

[Signature] _____ 7-10-2013 _____
Seller Date Seller Date

[Signature] _____ 7/10/13 _____
Agent Date Agent Date

Buyer Date Buyer Date

Phone:

Fax: