



## Multi-Family

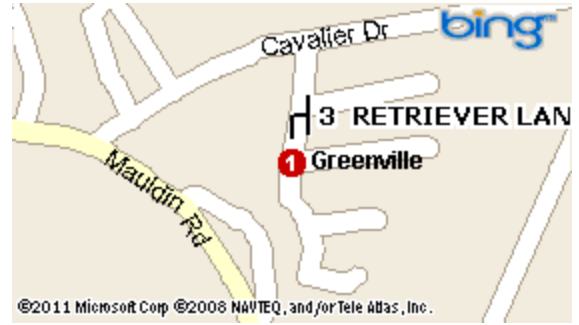
### Listing Price

\$115,000

### Status

Active

MLS #: 1226290



### 3 RETRIEVER LANE

Area: 040

County:

Greenville

29607

Subdivision: Cavalier Woods

Print/E-mail this Listing

Sale/Rent: For Sale

Type: Duplex

### GENERAL

<b>Building # of Stories:</b>	<b>Total Units:</b> 2	<b>Total Taxes:</b> 2378.68	<b>Tax ID Number:</b> M014030103500
<b>Age:</b> 21-30	<b># of Acres:</b> 0.26	<b>Year Paid:</b> 2010	<b>Legal Lot #:</b> 22
<b># of Stories:</b> One	<b>Zoning:</b>	<b>In City:</b> N	<b>Approx Lot Dimen:</b>
<b>Legal Lot Number:</b> 22	<b>Location:</b>	<b>Auction:</b> N	<b>Elementary School:</b>
<b>Original Price:</b> \$115,000	<b>Listing Type:</b> Exclusive Right to Sell		<b>Middle School:</b>
	<b>Variable Rate Com:</b> N		<b>High School:</b>
	<b>Financing Terms:</b>		<b>Agency Relationship:</b> Buyer Agent

### ROOMS

Unit	# of Bedrooms	# of Full Baths	# of Half Baths	# of Rooms	Level	SQFT (Range)	Monthly Lease Income \$
1	2	2				1100	575.00
2	2	2				1100	560.00
3							
4							

### FEATURES

<b>EXTERIOR FINISH:</b> Vinyl Siding	<b>WATER:</b> Public	<b>AMENITIES INCLUDE:</b> None	<b>UNIT 1 FEATURES:</b> Dining, Kitchen/Breakfast Room, Living/Great Room, Porch-Front, Outside Storage, Compactor, Dishwasher, Disposal, Refrigerator, Carpet Floor, Vinyl Floor	<b>UNIT 2 FEATURES:</b> Dining, Kitchen/Breakfast Room, Living/Great Room, Porch-Front, Outside Storage, Dishwasher, Disposal, Refrigerator, Carpet Floor, Vinyl Floor
<b>HEATING SYSTEM:</b> Natural Gas	<b>SEWER:</b> Public		<b>UNIT 3 FEATURES:</b> None	<b>UNIT 4 FEATURES:</b> None
<b>COOLING SYSTEM:</b> Electric	<b>WATER HEATER:</b> Gas	<b>POSSESSION:</b>		
<b>PARKING PER UNIT:</b> Paved Driveway	<b>PHOTO INSTRUCTIONS:</b>	<b>ON INTERNET:</b> Yes		
<b>FOUNDATION:</b> Slab	<b>SPECIAL FINANCES:</b> Owner May Finance	<b>SHOWING:</b> Owner-Agent, Tenant Occupied, Appointment Only		
<b>ROOF:</b> Architectural	<b>GARBAGE PICKUP:</b> Public	<b>DOCS ON FILE:</b> Seller Disclosure		

### REMARKS

How would you like to purchase an investment property with a positive cash flow of \$350+ a month! This well maintained unit is 100% occupied with long term tenants and boasts an incredible location close to ICAR, J.L. Mann and Christ Church Episcopal School, I-85, and Woodruff Rd shops and restaurants. Or you could live in one side and rent out the other and live for less than \$300 per month in a great location! Don't miss this great opportunity to take advantage of this buyer's market. New architectural roof in October 2010 and a 1 year home warranty is also being offered. Please note that 14, 20, and 26 retriever lane are also for sale and all 4 duplexes qualify for Section 8! Seller will also consider owner financing with 25% down.

### DIRECTIONS

From 85 take Exit 48 towards Mauldin, then Right on Fairforest Way, then Right on Cavalier Drive, then Left into S/D on Huntsfield, then 2nd Left on Retriever. No sign in yard.