

ALL FIELDS DETAIL



MLS #	1287599	# of Bedrooms	3
Class	Residential	# of Full Baths	2
Type	Single Family	# of Half Baths	1
	-Detached	# of Stories	Two
Area	070	Approx Age	31-50
Subdivision	Croftstone	Garage Type	Attached Garage
Listing Price	\$189,500	Garage Capacity	One
Address	210 BROUGHTON Drive		
City	Greenville		
State	SC		
Zip	29609		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

Take N. Main to right on Rutherford, Left on Broughton, and home will be on the right.

GENERAL

SQFT Finished and Heated	1600-1799	Showing	
# of Bedrooms Main Level	0	Contact # for Appts	
# Full Baths on Main Lvl	0	Enable Schedule-It (Y/N)	No
# of Rooms Below Grade	0	Days On Market	35
# of Fireplaces	1	Cumulative DOM	35
Approx Year Built	1980	Agent Hit Count	191
County	Greenville	Client Hit Count	127
Tax ID Number	0183010101200	Listing Type	Exclusive Right to Sell
Legal Lot Number	24	Agency Relationship	Buyer Agent
Approx # of Acres	0.35	BA	3%
Approx Lot Dimensions	75x203x75x203	SA	0%
Elementary School	Summit Drive	Variable Rate Com	N
Middle School	League	Original Price	\$200,000
High School	Greenville	Listing Date	9/17/2014
Associated Document Count	3	Input Date	9/18/2014 6:23 AM
LeadBased Paint Disc Req?	No	Price Date	10/22/2014
Res. Property Disc. Req?	Yes	Status Date	9/18/2014
IDX Include	Yes	Update Date	10/22/2014
VOW Include	Yes	HotSheet Date	10/22/2014
VOW Address	Yes	Listing Office 1	WHAM AARE, LLC - Main: (864) 801-9468
VOW Comment	Yes	Agent	SUNIL VARGHESE - Cell: (864) 525-7449
VOW AVM	Yes	Picture	32
Doc Manager	0		

ROOM DIMENSIONS

Living Room Size	21x11	Dining Rm Size	11x9
Breakfast Room Size	8x8	Kitchen Size	11x9
Bonus/Rec Rm Size	14x10	Master Bedroom Size	16x11
Bedroom #2 Size	11x10	Bedroom #3 Size	13x10
Laundry Size	6x6	Deck Size	19x14
Living Room (Y/N)	Y	Dining Room (Y/N)	Y
Breakfast Room (Y/N)	Y	Kitchen (Y/N)	Y
Great Room (Y/N)	N	Den (Y/N)	N
Bonus/Rec Room (Y/N)	Y	Master Bedroom (Y/N)	Y
Bedroom #2 (Y/N)	Y	Bedroom #3 (Y/N)	Y
Bedroom #4 (Y/N)	N	Laundry (Y/N)	Y
Florida Room (Y/N)	N	Deck (Y/N)	Y

FEATURES

STYLE Traditional	MRBED FEATURES Full Bath Master on 2nd Lvl Shower Only Walk-in Closet	COOLING SYSTEM Central Forced Electric Multi-Units	ON INTERNET Yes
EXTERIOR FINISH Wood	SPECIALTY ROOM Laundry Bonus Room/Rec Room	FLOORS Carpet Ceramic Tile Parquet	GARBAGE PICKUP Public
LOT DESCRIPTION Fenced Yard Lake Some Trees			DRIVEWAY Paved CONDO REGIME INCLUDES None

FEATURES

FOUNDATION

Crawl Space

BASEMENT

None

EXTERIOR FEATURES

Deck
Porch-Front

ROOF

Composition Shingle

GARAGE FEATURES

Door Opener
Yard Door

INTERIOR FEATURES

Security System Owned
Walk In Closet
Countertops-Other

LAUNDRY LOCATION

1st Floor

Walk-in

APPLIANCES

Dishwasher
Disposal
Microwave
Refrigerator
Cook Top-Electric

FIREPLACE

Gas Logs

HEATING SYSTEM

Multi-Units
Natural Gas

WATER

Public

SEWER

Public

WATER HEATER

Gas

STORAGE SPACE

Garage

DOCS ON FILE

Seller Disclosure
Survey

DOCUMENTS WITH OFFER

Copy Earnest Money Check
Pre-approve/Proof of Fund
Signed SDS

AMENITIES INCLUDE

None

SHOWING

Appointment Only
Vacant
Lockbox-Electronic

ADDITIONAL FEES

None

FINANCIAL

Total Taxes \$745.60

Tax Rate(4%/6%) 4%

HOA (Y/N) N

Foreclosure (Y/N) N

Electric Co. Duke Energy

Water Co. Greenville Water System

Tax Year 2013

In City Y

Short Sale (Y/N) N

Auction (Y/N) N

Gas Co. Piedmont Natural Gas

MEMBER REMARKS

Taxes reflect the homestead exemption. Square footage is 1659 per previous appraiser's measurement. Year built also taken from previous appraisal. See associated docs for appraiser's sketch & survey. The median sold price per square foot in Croftstone YTD is \$120.84 - this home is priced at just \$114.22 per square foot.

REMARKS

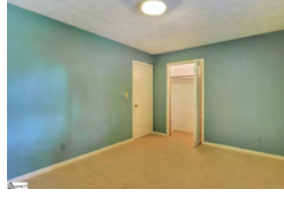
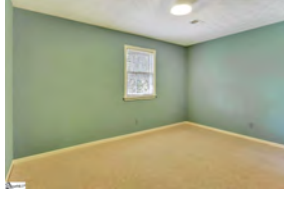
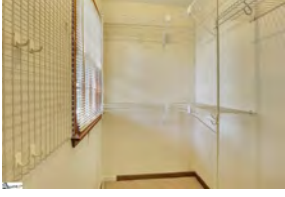
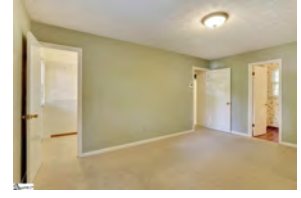
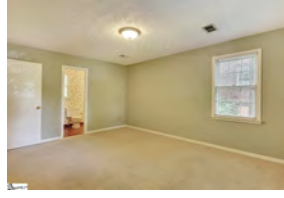
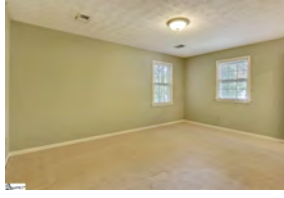
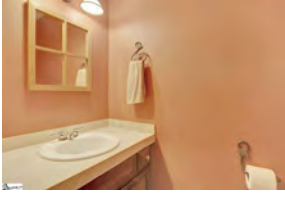
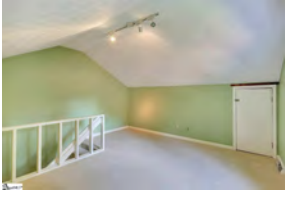
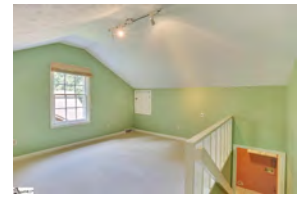
Located in the popular and coveted Croftstone neighborhood just minutes from downtown Greenville, this home features 3 bedrooms plus a bonus room with its own separate staircase, an attached one car garage, and a level fenced-in yard. The beautiful front porch welcomes you into this home and as you enter into the foyer you have the formal living room with a gas logs fireplace to the right and the formal dining room to the left. The kitchen boasts a breakfast area that looks out over the deck and wooded backyard. Upstairs the master bedroom includes a walk-in closet and its own full bath. Multiple HVAC units, a gas water heater that's only about 3 years old, and new gutters and leaf protection system installed in 2013 are just some of the upgrades that you'll find in this home. This home has been priced to sell and in this location will not last long - see it today before its gone!

SYNDICATION REMARKS

Listed by Sunil Varghese with WHAM - call (864) 525-7449 for any questions or to schedule your private showing. Located in the popular and coveted Croftstone neighborhood just minutes from downtown Greenville, this home features 3 bedrooms plus a bonus room with its own separate staircase, an attached one car garage, and a level fenced-in yard. The beautiful front porch welcomes you into this home and as you enter into the foyer you have the formal living room with a gas logs fireplace to the right and the formal dining room to the left. The kitchen boasts a breakfast area that looks out over the deck and wooded backyard. Upstairs the master bedroom includes a walk-in closet and its own full bath. Multiple HVAC units, a gas water heater that's only about 3 years old, and new gutters and leaf protection system installed in 2013 are just some of the upgrades that you'll find in this home. This home has been priced to sell and in this location will not last long - see it today before its gone!

ADDITIONAL PICTURES





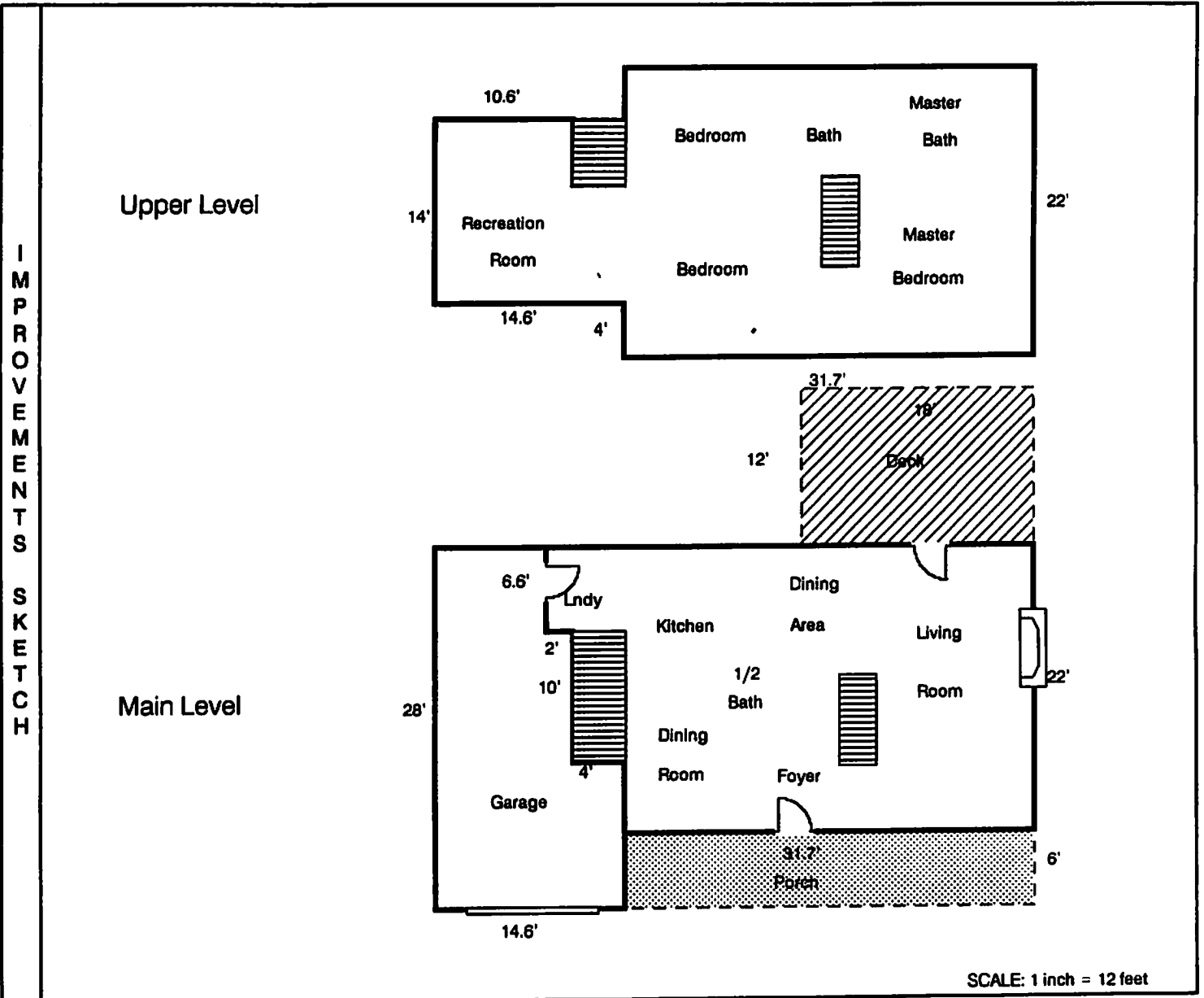
DISCLAIMER

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

SKETCH/AREA TABLE ADDENDUM

File No:

SUBJECT	Borrower/Client Susan H. Bracknell			
	Property Address 210 Broughton Drive			
	City Greenville	County Greenville	State SC	Zip Code 29609
	Lender Wachovia (Woodruff Road)			



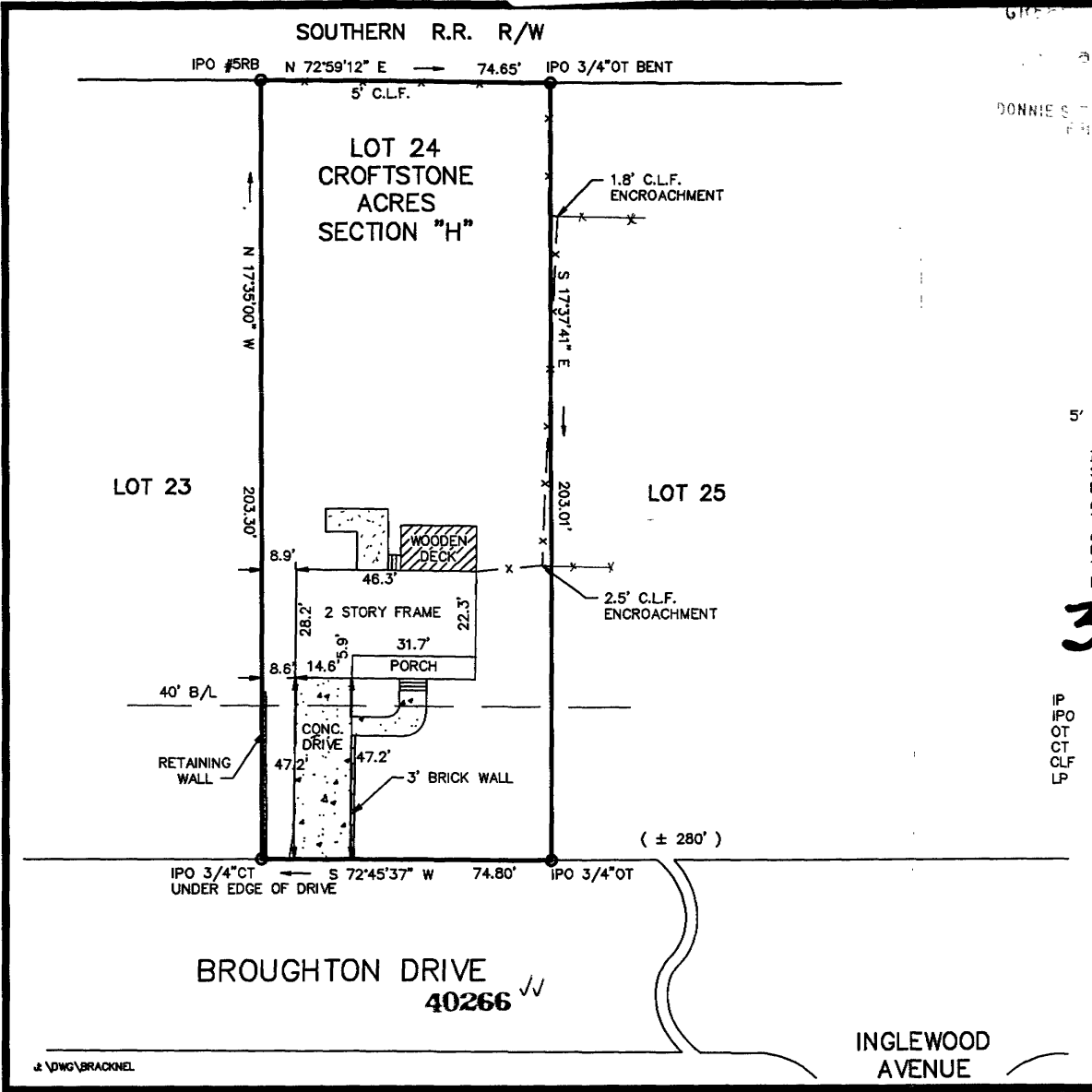
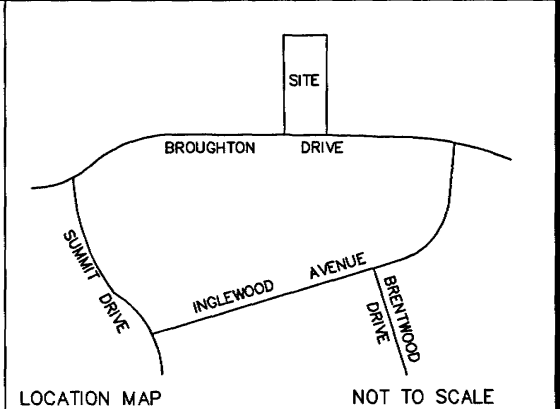
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Area	Name of Area	Size	Totals
GLA1	First Floor	777.00	777.00
GLA2	Second Floor	881.80	881.80
POR	Porch	190.20	
	Deck	216.00	406.20
GAR	Garage	329.20	329.20
TOTAL LIVABLE (rounded)			1659

LIVING AREA CALCULATIONS			
Breakdown			Subtotals
31.70	X	22.00	697.40
10.60	X	18.00	190.80
4.00	X	13.00	52.00
-14.60	X	4.00	-58.40
37.70	X	6.60	248.82
35.70	X	10.00	357.00
31.70	X	5.40	171.18
TOTAL LIVABLE (rounded)			1659

FILED FOR RECORD IN GREENVILLE COUNTY SC RMC OFFICE AT 09:58 AM 07/17/95 RECORDED IN PLAT BOOK 30-C PAGE 0078 DCC # 95040266

FILED GREENVILLE COUNTY S.C. JUL 17 1995 DONNIE S. DENKERSLEY P.L.C.



5' UTILITY & DRAINAGE EASEMENT ALONG ALL SIDE & REAR LOT LINES

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN, AND FROM INFORMATION FROM GREENVILLE COUNTY, THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA. THE PROPERTY SHOWN IS KNOWN AS LOT 24, CROFTSTONE ACRES, SECTION 'H' RECORDED IN PLAT BOOK Y, PAGE 91, OFFICE OF R.M.C. GREENVILLE COUNTY, S.C.

30-0-78

JUL 17 1995

T.A. Sherard
T.A. SHERARD, P.E., R.L.S.
S.C. REG. NO. 12314

		LEGEND	
IP	IRON PIN	N&C	NAIL & CAP
IPO	IRON PIN OLD	BL	BUILDING LINE
OT	OPEN TOP	RB	REBAR
CT	CRIMP TOP	DE	DRAINAGE EASEMENT
CLF	CHAIN LINK FENCE	CL	CENTERLINE
LP	LIGHT POLE	T	TELEPHONE
		PP	POWER POLE
		R/W	RIGHT OF WAY
		P	POWER
		SSE	SANITARY SEWER EASEMENT
		EP	EDGE OF PAVEMENT
		SS	SANITARY SEWER

SURVEY FOR
SUSAN H. BRACKNELL
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=30'	PROPERTY ADDRESS 210 BROUGHTON DRIVE	TAX MAP NO. 183.1-1-12
DATE 7-10-95	30 0 30 60	FIELD BOOK 23/J&A

SITE DESIGN, INC.
110 EAST STONE AVENUE
GREENVILLE, SOUTH CAROLINA (803) 271-0496

1000 5 1000 7-17-9998 1000



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) 210 Broughton Dr, Greenville, SC 29609

Owner: AS) () Purchaser () () acknowledge receipt of a copy of this page which is page 1 of 5.

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: not sure Approximate year structure was built: not sure (1980's?)

B. During your ownership, describe any known roof system leaks and repairs: See comments

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: AS () 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): not sure

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:

None

B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):

Termite Bond Spencer Pest Control

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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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: n/a

B. Describe any Department of Motor Vehicles titled manufactured housing on the property: n/a

Owner: AS () 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: n/a

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: n/a

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

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

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: n/a

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

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

① Prior roof leak in back left corner of garage has been repaired

② Survey shows that neighbors fence encroaches 2 1/2 feet at back portion of lot.

③ There is a train that runs behind the property

Owner: AB () 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?) 8/1/2014
- 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: [Signature] Date: 8/18/2014 Time: 12:15 pm

Owner Printed Name: Susan Bracknell

Owner Signature: _____ Date: _____ Time: _____

Owner Printed Name: _____

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: _____