

ALL FIELDS DETAIL



MLS #	1264801	# of Bedrooms	4
Status	Active	# of Full Baths	4
Type	Single Family-Detached	# of Half Baths	0
Address	250 Mt View Road	Garage Capacity	Two
City	Landrum	# of Stories	Two
State	SC	Approx Age	31-50
Zip	29356	Garage Type	Detached Garage
Area	013		
Class	Residential		
Listing Price	\$375,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Enable Schedule-It (Y/N)	No	County	Spartanburg
# of Fireplaces	1	SQFT Finished and Heated	3000-3199
Subdivision	None	Tax ID Number	1070001602
Approx # of Acres	10.65	Elementary School	O.P. Earle
Middle School	Landrum Middle	High School	Landrum
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	8/11/2013
Associated Document Count	4	Living Room (Y/N)	Y
Living Room Size	0x0	Dining Room (Y/N)	Y
Dining Rm Size	0x0	Breakfast Room (Y/N)	Y
Breakfast Room Size	0x0	Kitchen (Y/N)	Y
Kitchen Size	0x0	Great Room (Y/N)	N
Den (Y/N)	N	Bonus/Rec Room (Y/N)	N
Florida Room (Y/N)	N	Deck (Y/N)	Y
Deck Size	0x0	Laundry (Y/N)	Y
Laundry Size	0x0	Master Bedroom (Y/N)	Y
Master Bedroom Size	0x0	Bedroom #2 (Y/N)	Y
Bedroom #2 Size	0x0	Bedroom #3 (Y/N)	Y
Bedroom #3 Size	0x0	Bedroom #4 (Y/N)	Y
Bedroom #4 Size	0x0	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	# of Rooms Below Grade	0
# of Bedrooms Main Level	3	Status Date	8/13/2013
HotSheet Date	8/13/2013	Price Date	8/13/2013
Input Date	8/13/2013 12:55:00 PM	# Full Baths on Main Lvl	3
Showing	Call Specified Appointment Center	Contact # for Appts	(864) 467-0000
Directions	Take I-26W to Exit 1 (14) and turn left. Go about 2.5 miles and turn right onto Mountainview and then turn into driveway on right directly after WHAM sign.	Update Date	8/14/2013
Cumulative DOM	3	Agent Hit Count	52
Client Hit Count	17	Original Price	\$375,000
Days On Market	3		

FEATURES

STYLE	INTERIOR FEATURES	FIREPLACE	DOCS ON FILE
Log	Countertops-Solid Surface	Wood Burning Fireplace	Appraisal
EXTERIOR FINISH	Handicap Access	HEATING SYSTEM	Survey
Wood	In-Law Suite	Electric	DOCUMENTS WITH OFFER
LOT DESCRIPTION	MRBED FEATURES	COOLING SYSTEM	As Is Addendum
Level	Full Bath	Electric	ON INTERNET
Mountain View	Master on Main Lvl	FLOORS	Yes
Wooded	Shower Only	Hardwood	GARBAGE PICKUP
FOUNDATION	SPECIALTY ROOM	WATER	Private
Crawl Space	Laundry	Public	DRIVEWAY
BASEMENT	2nd Kitchen/Kitchenette	SEWER	Paved
None	LAUNDRY LOCATION	Septic	CONDO REGIME INCLUDES
EXTERIOR FEATURES	Sink	WATER HEATER	None

FEATURES

Deck
 Porch-Front
 Porch-Wrap Around
ROOF
 Architectural
GARAGE FEATURES
 None

1st Floor
 Walk-in
APPLIANCES
 Cook Top-Smooth
 Dishwasher
 Microwave
 Oven-Electric

Electric
STORAGE SPACE
 Garage
 Out Building

AMENITIES INCLUDE
 None
SHOWING
 Appointment Only
ADDITIONAL FEES
 None

FINANCIAL

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

\$990.17
 4%
 N
 N

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

2012
 N
 N
 N

MEMBER REMARKS

Interior room dimensions to follow. Property is in good condition and will be sold as-is. Appraised for \$389,000 in July 2012! Per the appraiser regarding 250 Mt View (the big log cabin) - "A portion of the base structure is a manufactured home, however, it appears that only a portion of the manufactured home's base structure remains. The majority of the subject is site built." The other two log cabins are (251 & 252) are modulars. See associated docs for floor plans of all three log cabins along with the survey. FYI Pictures 1-11 are of the main house (250 Mt View), pictures 13-17 are of 251 Mt. View, & pictures 18-23 are of 252 Mt View. Property taxes for 2012 of \$990 reflect a lower assessed value and also an agricultural use, which according to the Spartanburg County Assessor's office the property no longer qualifies for. Per the assessor's office the taxes for an owner occupant based on \$375,000 would be approximately \$3900. Since this is a unique property if your buyer has questions regarding taxes please have them call the Spartanburg County assessor's office at (864) 596-2544. Buyer should verify all information in the MLS.

REMARKS

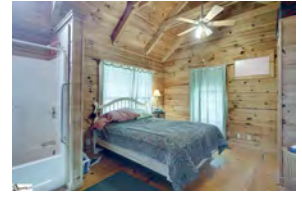
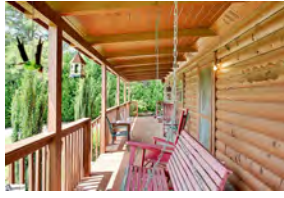
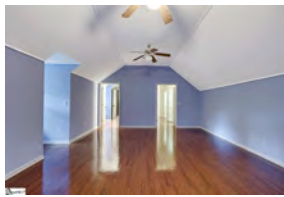
This one of a kind property has been priced below the last appraised value and boasts three log cabins on approx 10.65 acres with stunning mountain views! The main home (250 Mt View) is two stories with the master on the main and offers 4 bedrooms, 4 full baths, and 3174 square feet with a kitchen with updated corian countertops plus a separate kitchenette, gorgeous hardwood floors throughout, and an in-law suite. Upstairs you'll find a spacious living room , bedroom, and full bath. The second log cabin (251 Mt View) features 1 bedroom, 1 full bath, plus a kitchen, dining room, and laundry room and is 597 sq ft. The third cabin (252 Mt View) is 902 sq ft and has 1 bedroom with 2 full bathrooms plus a kitchen, dining room, morning room, and laundry room. There's also a detached 2 car garage with a 3rd bay for storage & a detached 30x40 workshop. All three log cabins also have beautiful porches. There are so many possibilities for this property - you could live in one and rent out the others or have space for family and friends. This property last appraised for \$389,000 and will not last long so see it today before its gone! All buyers must have a pre-approval letter prior to viewing.

SYNDICATION REMARKS

Listed by Sunil Varghese with WHAM Auctions, Appraisals, & Real Estate...call today at (864) 525-7449 for more information or to schedule a private showing. This one of a kind property has been priced below the last appraised value and boasts three log cabins on approx 10.65 acres with stunning mountain views! The main home (250 Mt View) is two stories with the master on the main and offers 4 bedrooms, 4 full baths, and 3174 square feet with a kitchen with updated corian countertops plus a separate kitchenette, gorgeous hardwood floors throughout, and an in-law suite. Upstairs you'll find a spacious living room, bedroom, and full bath. The second log cabin (251 Mt View) features 1 bedroom, 1 full bath, plus a kitchen, dining room, and laundry room and is 597 sq ft. The third cabin (252 Mt View) is 902 sq ft and has 1 bedroom with 2 full bathrooms plus a kitchen, dining room, morning room, and laundry room. There's also a detached 2 car garage with a 3rd bay for storage & a detached 30x40 workshop. All three log cabins also have beautiful porches. There are so many possibilities for this property - you could live in one and rent out the others or have space for family and friends. This property last appraised for \$389,000 and will not last long so see it today before its gone! All buyers must have a pre-approval letter prior to viewing.

ADDITIONAL PICTURES



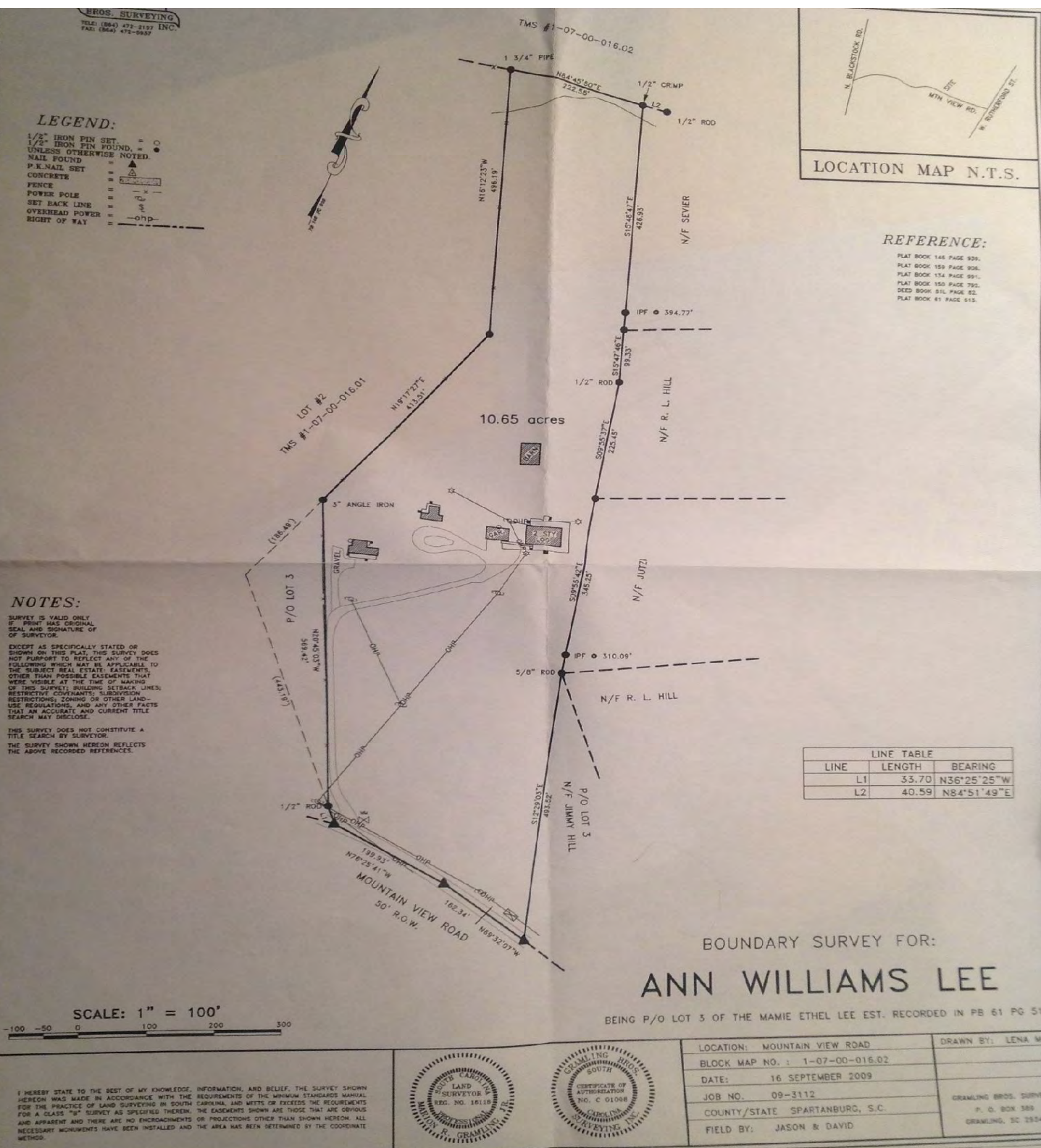


DISCLAIMER

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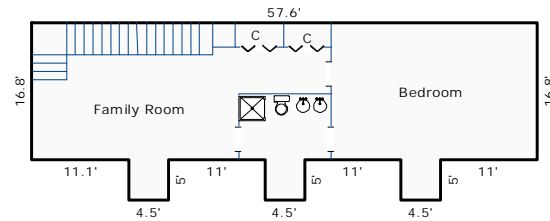
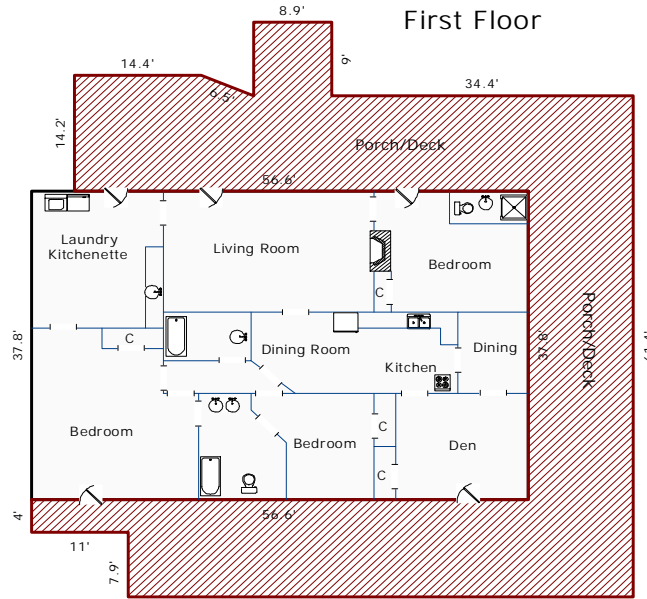
SITE PLAN

Borrower or Owner
Property Address 250 Mountain View Rd
City Landrum County Spartanburg State SC Zip Code 29356
Client Wells Fargo Wealth Management



SKETCH ADDENDUM

Borrower or Owner					
Property Address 250 Mountain View Rd					
City	Landrum	County	Spartanburg	State	SC
				Zip Code	29356
Client Wells Fargo Wealth Management					



Sketch by Apex Medina™

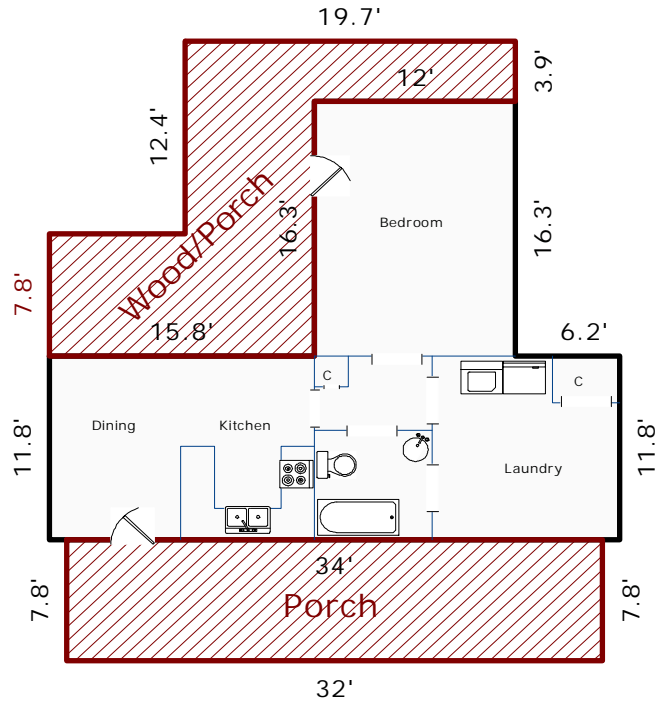
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2139.5	2139.5
GLA2	Second Floor	1035.2	1035.2
P/P	Porch/Deck	2051.9	2051.9
Net LIVABLE Area		(rounded)	3175

LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor			
56.6	x	37.8	2139.5
Second Floor			
57.6	x	16.8	967.7
5.0	x	4.5	22.5
5.0	x	4.5	22.5
5.0	x	4.5	22.5
5 Items		(rounded)	3175

SKETCH ADDENDUM

Borrower or Owner					
Property Address 251 Mountain View Rd					
City	Landrum	County	Spartanburg	State	SC
				Zip Code	29356
Client					



First Floor

Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	596.8	596.8
P/P	Porch	249.6	
	Wood/Porch	265.5	515.1
Net LIVABLE Area		(rounded)	597

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	12.0 x 16.3	195.6
	11.8 x 34.0	401.2
2 Items	(rounded)	597

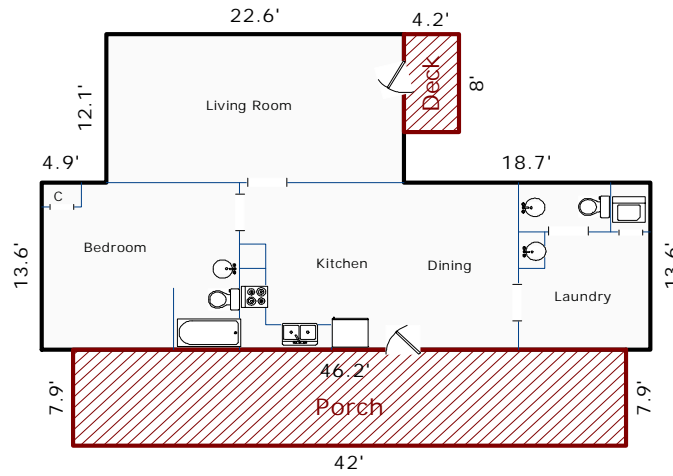
SKETCH ADDENDUM

Borrower or Owner

Property Address 252 Mountain View Rd

City Landrum County Spartanburg State SC Zip Code 29356

Client



First Floor

Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	901.8	901.8
P/P	Porch	331.8	
	Deck	33.6	365.4
Net LIVABLE Area		(rounded)	902

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
First Floor		
	46.2 x 13.6	628.3
	12.1 x 22.6	273.5
2 Items	(rounded)	902