

**ALL FIELDS DETAIL**



<b>MLS #</b>	1255796	<b># of Bedrooms</b>	4
<b>Status</b>	Active	<b># of Full Baths</b>	3
<b>Type</b>	Condo/Townhouse-Attached	<b># of Half Baths</b>	0
<b>Address</b>	114 ASHGROVE LANE	<b>Garage Capacity</b>	Two
<b>City</b>	Greenville	<b># of Stories</b>	One and 1/2
<b>State</b>	SC	<b>Approx Age</b>	1-5
<b>Zip</b>	29607	<b>Garage Type</b>	Attached Garage
<b>Area</b>	032		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$200,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>County</b>	Greenville	<b># of BRs Below Grade</b>	0
<b># of Fireplaces</b>	1	<b>SQFT Finished and Heated</b>	2000-2199
<b>Subdivision</b>	Woodruff Crossing, The Townes at	<b>Tax ID Number</b>	0547120100200
<b>Townhouse</b>	Woodruff Crossing, The Townes at	<b>Legal Lot Number</b>	114
<b>Approx Lot Dimensions</b>	40x95x40x95	<b>Approx Year Built</b>	2007
<b>Elementary School</b>	Mauldin	<b>Middle School</b>	Mauldin
<b>High School</b>	Mauldin	<b>Builders Name</b>	PHC COMMUNITIES
<b>Agent</b>	<a href="#">SUNIL VARGHESE - Cell: (864) 525-7449</a>	<b>Listing Office 1</b>	<a href="#">Wham AARE, LLC - Main: (864) 801-9468</a>
<b>SA</b>	0%	<b>BA</b>	3%
<b>Variable Rate Com</b>	N	<b>Listing Type</b>	Exclusive Right to Sell
<b>Agency Relationship</b>	Buyer Agent	<b>Listing Date</b>	3/1/2013
<b>Associated Document Count</b>	1	<b>Living Room (Y/N)</b>	Y
<b>Living Room Size</b>	16X14	<b>Dining Room (Y/N)</b>	Y
<b>Dining Rm Size</b>	11X11	<b>Breakfast Room (Y/N)</b>	N
<b>Kitchen (Y/N)</b>	Y	<b>Kitchen Size</b>	14X10
<b>Great Room (Y/N)</b>	N	<b>Den (Y/N)</b>	N
<b>Bonus/Rec Room (Y/N)</b>	N	<b>Florida Room (Y/N)</b>	N
<b>Laundry (Y/N)</b>	Y	<b>Laundry Size</b>	5x5
<b>Master Bedroom (Y/N)</b>	Y	<b>Master Bedroom Size</b>	14X13
<b>Bedroom #2 (Y/N)</b>	Y	<b>Bedroom #2 Size</b>	13X11
<b>Bedroom #3 (Y/N)</b>	Y	<b>Bedroom #3 Size</b>	13X11
<b>Bedroom #4 (Y/N)</b>	Y	<b>Bedroom #4 Size</b>	14x11
<b>Other Room 1</b>	Sunroom	<b>Other Room 1 Size</b>	14X10
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b># of Rooms Below Grade</b>	0	<b># of Bedrooms Main Level</b>	3
<b>Status Date</b>	3/13/2013	<b>HotSheet Date</b>	3/13/2013
<b>Price Date</b>	3/13/2013	<b>Input Date</b>	3/13/2013 6:54:00 AM
<b># Full Baths on Main Lvl</b>	2	<b>Detailed Showing Inst</b>	Call Appointment Center
<b>Showing</b>	Call Specified Appointment Center	<b>Contact # for Appts</b>	(864) 467-0000
<b>Directions</b>	385 S to Exit 35 (Woodruff Rd Exit) & turn left on Woodruff Rd. Turn right at light on Hendrix Dr (across from Walmart btwn KFC & End Up Furniture). Go straight & thru community gate & then turn right & turn left at stop sign - townhouse is on the right.	<b>Update Date</b>	3/13/2013
<b>Cumulative DOM</b>	12	<b>Agent Hit Count</b>	1
<b>Client Hit Count</b>	0	<b>Original Price</b>	\$200,000
<b>Days On Market</b>	12		

**FEATURES**

<b>STYLE</b>	Traditional	<b>INTERIOR FEATURES</b>	Cable Available	<b>FIREPLACE</b>	Gas Logs	<b>ON INTERNET</b>	Yes
<b>EXTERIOR FINISH</b>	Concrete Plank		Ceiling 9ft+	<b>HEATING SYSTEM</b>	Electric	<b>GARBAGE PICKUP</b>	Private
	Stone		Ceiling Smooth		Forced Air	<b>DRIVEWAY</b>	Paved
<b>LOT DESCRIPTION</b>	Level		Open Floor Plan	<b>COOLING SYSTEM</b>	Central Forced	<b>CONDO REGIME INCLUDES</b>	None
	Underground Utilities		Smoke Detector		Electric		
			Some Window Trtmnts				
			Tub Garden				

**FEATURES****FOUNDATION**

Slab

**BASEMENT**

None

**EXTERIOR FEATURES**

Porch-Enclosed  
 Porch-Front  
 Sprklr In Grnd-Partial Yd  
 Tilt Out Windows

**ROOF**

Architectural

**GARAGE FEATURES**

Door Opener

Walk In Closet

**MRBED FEATURES**

Double Sink  
 Master on Main Lvl  
 Shower-Separate  
 Tub-Garden  
 Walk-in Closet

**SPECIALTY ROOM**

Laundry  
 Sun Room

**LAUNDRY LOCATION**

1st Floor

**APPLIANCES**

Cook Top-Smooth  
 Dishwasher  
 Disposal  
 Microwave  
 Oven-Self Cleaning  
 Cook Top-Electric  
 Oven-Electric  
 Stand Alone Rng-Smooth Tp

**FLOORS**

Ceramic Tile  
 Hardwood

**WATER**

Public

**SEWER**

Public

**WATER HEATER**

Gas

**STORAGE SPACE**

Garage

**DOCS ON FILE**

Seller Disclosure

**DOCUMENTS WITH OFFER**

Copy Earnest Money Check  
 Pre-Approval Letter  
 Signed SDS

**AMENITIES INCLUDE**

Common Areas  
 Exercise Facility  
 Gated Community  
 Lights  
 Path  
 Pool  
 Some Sidewalks  
**SHOWING**  
 Appointment Only  
**ADDITIONAL FEES**  
 Subdivision Transfer Fee

**FINANCIAL****Total Taxes**

1332.00

**Tax Rate(4%/6%)**

4

**HOA (Y/N)**

Y

**HOA/Regime Fee Mandatory**

Yes

**HOA Contact Name/#**

See member remarks

**Foreclosure (Y/N)**

N

**Tax Year**

2012

**In City**

N

**HOA/Regime Fee\$**

127

**HOA Term**

Monthly

**Short Sale (Y/N)**

Y

**Auction (Y/N)**

N

**MEMBER REMARKS**

Short Sale - All offers must be submitted on a GGAR contract for sale with GGAR as-is & GGAR short sale addendum. Buyer's agent commission will be 50% of whatever lender approves. HOA is managed by William Douglas Property Management (formerly Norcon) - they can be reached at (864) 284-6515.

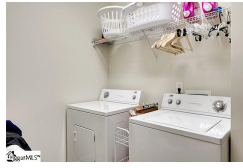
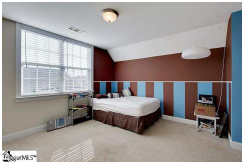
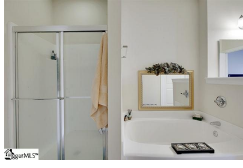
**REMARKS**

Move in ready town home in a gated community with the Master on the main, two car garage, 4 bedrooms & 3 full bathrooms, and in a prime location just minutes from shopping, restaurants, places of worship, schools, & I-85 & I-385!! This unit is over 2000 sq ft and has a bright, open floor plan with a kitchen with center island that overlooks the dining room and great room. Bright hardwood floors throughout the living areas, extensive moldings, gas logs fireplace, a walk-in laundry room, and an enclosed sun room are just some of the extras you'll find in this unit. This community offers privacy with a gated entrance and low maintenance living where your weekends won't be taken up having to do yard work! The property is being sold as a short sale and represents a great opportunity for one lucky buyer to take advantage of this housing market. Don't delay...see this home before its gone!

**SYNDICATION REMARKS**

Move in ready town home in a gated community with the Master on the main, two car garage, 4 bedrooms & 3 full bathrooms, and in a prime location just minutes from shopping, restaurants, places of worship, schools, & I-85 & I-385! This unit is over 2000 sq ft and has a bright, open floor plan with a kitchen with center island that overlooks the dining room and great room. Bright hardwood floors throughout the living areas, extensive moldings, gas logs fireplace, a walk-in laundry room, and an enclosed sun room are just some of the extras you'll find in this unit. This community offers privacy with a gated entrance and low maintenance living where your weekends won't be taken up having to do yard work! The property is being sold as a short sale and represents a great opportunity for one lucky buyer to take advantage of this housing market. Don't delay...call Sunil Varghese at (864) 525-7449 to see this home today! You may also visit our website at [www.whamauctions.com](http://www.whamauctions.com).

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2013







"Yes" explanations continued:

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**Owner(s) Acknowledgement**

Property Address: 114 Ashgrove Lane Greenville SC, 29607

The property is currently: owner-occupied  leased \_\_\_\_\_ in an estate \_\_\_\_\_ in foreclosure \_\_\_\_\_ vacant \_\_\_\_\_ (If vacant, how long?) \_\_\_\_\_

Owner's Name(s): LARISSA Whiteside

Owner(s) acknowledge having examined this statement before signing and that all information is true and correct as of the date signed.

Owner Signature: *Larissa Whiteside* Date: 3-1-13

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Purchaser(s) Acknowledgement**

Purchaser(s) acknowledge receipt of a copy of this disclosure statement; that he/she has examined it before signing; that he/she understands that this is not a warranty by owner or owner's agent; that it is not a substitute for any inspections he/she may wish to obtain; and that the representations are made by the owner and not the owner's agent(s) or subagent(s). Purchaser(s) are encouraged to obtain his/her own inspection by a licensed home inspector or other professional.

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_