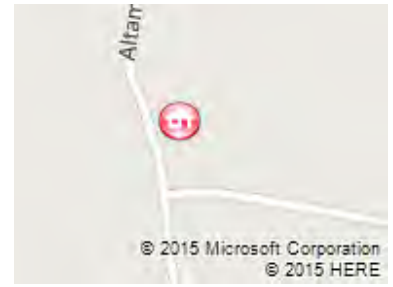


ALL FIELDS DETAIL



MLS # 1302855 **# of Bedrooms** 4
Class Residential **# of Full Baths** 4
Type Single Family **# of Half Baths** 0
 # of Stories One
Area 011 **Approx Age** 31-50
Subdivision Paris Mt Area **Garage Type** Attached Garage
Listing Price \$400,000 **Garage Capacity** Three +
Address 400 ALTAMONT
 Road
City Greenville
State SC
Zip 29609-6609
Status Active
Sale/Rent For Sale



DIRECTIONS

From Cherrydale take State Park Rd to left on Altamont and home will be on the right immediately after Woodhaven Drive.

GENERAL

SQFT Finished and Heated	4200-4399	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	4	Detailed Showing Inst	Call appt center at (864) 467-0000
# Full Baths on Main Lvl	4	Contact # for Appts	(864) 467-0000
# of Rooms Below Grade	0	Enable Schedule-It (Y/N)	No
# of Fireplaces	3	Agent	SUNIL VARGHESE - Cell: 864-525-7449
Approx Year Built	1968	Listing Office 1	WHAM AARE, LLC - Main: 864-801-9468
County	Greenville	Days On Market	3
Tax ID Number	P034000100903	Cumulative DOM	3
Legal Lot Number	3	Agent Hit Count	52
Approx # of Acres	1.90	Client Hit Count	29
Elementary School	Paris	Listing Type	Exclusive Right to Sell
Middle School	Sevier	Agency Relationship	Buyer Agent
High School	Wade Hampton	BA	3%
Associated Document Count	2	SA	0%
LeadBased Paint Disc Req?	Yes	Variable Rate Com	N
Res. Property Disc. Req?	No	Original Price	\$400,000
IDX Include	Yes	Listing Date	6/11/2015
VOW Include	Yes	Input Date	6/12/2015 9:13 PM
VOW Address	Yes	Price Date	6/12/2015
VOW Comment	Yes	Status Date	6/12/2015
VOW AVM	Yes	Update Date	6/12/2015
		HotSheet Date	6/12/2015

ROOM DIMENSIONS

Living Room Size	27X17	Dining Rm Size	15X14
Kitchen Size	23X15	Bonus/Rec Rm Size	22X22
Master Bedroom Size	23X15	Bedroom #2 Size	13X13
Bedroom #3 Size	17X16	Bedroom #4 Size	15X11
Other Room 1	Storage under Scrn Porch	Other Room 1 Size	20x10
Other Room 2	Room under Florida Room	Other Room 2 Size	13x11
Laundry Size	3X2	Florida Size	14X11
Screened Porch Size	20X10	Deck Size	20X13
Patio Size	18X16	Living Room (Y/N)	Y
Dining Room (Y/N)	Y	Breakfast Room (Y/N)	N
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)	Y
Laundry (Y/N)	Y	Florida Room (Y/N)	Y
Screened Porch (Y/N)	Y	Deck (Y/N)	Y
Patio (Y/N)	Y	Picture	36

FEATURES

STYLE	Ranch	INTERIOR FEATURES	Attic Stairs Disappearing	FIREPLACE	Wood Burning Fireplace	DOCUMENTS WITH OFFER	As Is Addendum
EXTERIOR FINISH	Brick Veneer-Full		Ceiling 9ft+	HEATING SYSTEM	Forced Air		Copy Earnest Money Check
			Ceiling Fan				Lead Based Paint Letter

FEATURES

LOT DESCRIPTION

Fenced Yard
Wooded

FOUNDATION

Crawl Space

BASEMENT

None

EXTERIOR FEATURES

Deck
Patio
Porch-Front
Porch-Screened

ROOF

Composition Shingle

GARAGE FEATURES

Door Opener
Side/Rear Entry

Countertops Granite
Security System Owned

MRBED FEATURES

Full Bath
Master on Main Lvl
Tub/Shower
Walk-in Closet

SPECIALTY ROOM

Sun Room
Bonus Room/Rec Room

LAUNDRY LOCATION

Closet Style
Kitchen

APPLIANCES

Cook Top-Smooth
Dishwasher
Disposal
Microwave
Oven(s)-Wall
Refrigerator

Oil

COOLING SYSTEM

Central Forced

FLOORS

Carpet
Ceramic Tile
Hardwood

WATER

Public

SEWER

Public

WATER HEATER

Electric

STORAGE SPACE

Other

DOCS ON FILE

Lead Based Paint Doc.

Pre-approve/Proof of Fund

ON INTERNET

Yes

GARBAGE PICKUP

Public

DRIVEWAY

Extra Pad
Paved

CONDO REGIME INCLUDES

None

AMENITIES INCLUDE

None

SHOWING

Appointment Only
Vacant

ADDITIONAL FEES

None

FINANCIAL

Total Taxes \$3,173.61
Tax Rate(4%/6%) 4%
HOA (Y/N) N
Foreclosure (Y/N) N

Tax Year 2014
In City N
Short Sale (Y/N) N
Auction (Y/N) N

MEMBER REMARKS

Agents: To show call the appointment center at (864) 467-0000 - there is a Supra lockbox on the front door. Home is held in a trust - no seller's disclosure and will be sold AS-IS (please submit as-is addendum with offer). Due to conflict of interest the home cannot be sold to Directors or Employees of TD Bank, N.A. or any of its affiliates. 1% earnest money deposit with offer. 4253 square feet per appraiser's sketch (see associated docs). Year built and acreage is per CRS.

REMARKS

Looking for a home to renovate and make your own?!? Well this full brick, single-level home boasts over 4200 square feet with 4 bedrooms, 4 full bathrooms and a 3 car garage, all on ± 1.9 acres in the coveted Paris Mt. area! As you enter the home you're greeted with 10' ceilings in the foyer and hardwood floors that extend throughout the majority of the home - the main living areas offer 9' ceilings. The great room features a wood burning fireplace (one of three in the home) and large windows that give you plenty of natural light. The kitchen has been updated within the past few years with granite countertops, stainless steel appliances, and newer cabinets. The three secondary bedrooms each have an attached full bathroom. The master bedroom boasts over 300 square feet with a fireplace, a walk-in closet, its own bathroom, plus a 13x12 hot tub area that connects to a deck. To the left of a home you'll find a rec room that could easily be used as a 5th bedroom and features its own entrance. You also have a side entry 3 car garage, a space for RV parking, an outdoor patio, and a fully fenced yard. All this home needs is someone with the vision, resources, and desire to take on a project of this size and return the home to its former glory...if that's you make an appointment today to see this home before its gone!

SYNDICATION REMARKS

Listed by Sunil Varghese with WHAM - call (864) 525-7449 with any questions and to schedule a showing. Looking for a home to renovate and make your own?!? Well this full brick, single-level home boasts over 4200 square feet with 4 bedrooms, 4 full bathrooms and a 3 car garage, all on ± 1.9 acres in the coveted Paris Mt. area! As you enter the home you're greeted with 10' ceilings in the foyer and hardwood floors that extend throughout the majority of the home - the main living areas offer 9' ceilings. The great room features a wood burning fireplace (one of three in the home) and large windows that give you plenty of natural light. The kitchen has been updated within the past few years with granite countertops, stainless steel appliances, and newer cabinets. The three secondary bedrooms each have an attached full bathroom. The master bedroom boasts over 300 square feet with a fireplace, a walk-in closet, its own bathroom, plus a 13x12 hot tub area that connects to a deck. To the left of a home you'll find a rec room that could easily be used as a 5th bedroom and features its own entrance. You also have a side entry 3 car garage, a space for RV parking, an outdoor patio, and a fully fenced yard. All this home needs is someone with the vision, resources, and desire to take on a project of this size and return the home to its former glory...if that's you make an appointment today to see this home before its gone!

ADDITIONAL PICTURES



Great Room



Great Room



Dining Room



Dining Room



Sun Room



Sun Room



Master Bedroom



Master Bedroom



Master Bedroom Closet



Hot Tub Area



Breezeway to Rec Room



Rec Room



Rec Room



Side Entry 3 Car Garage

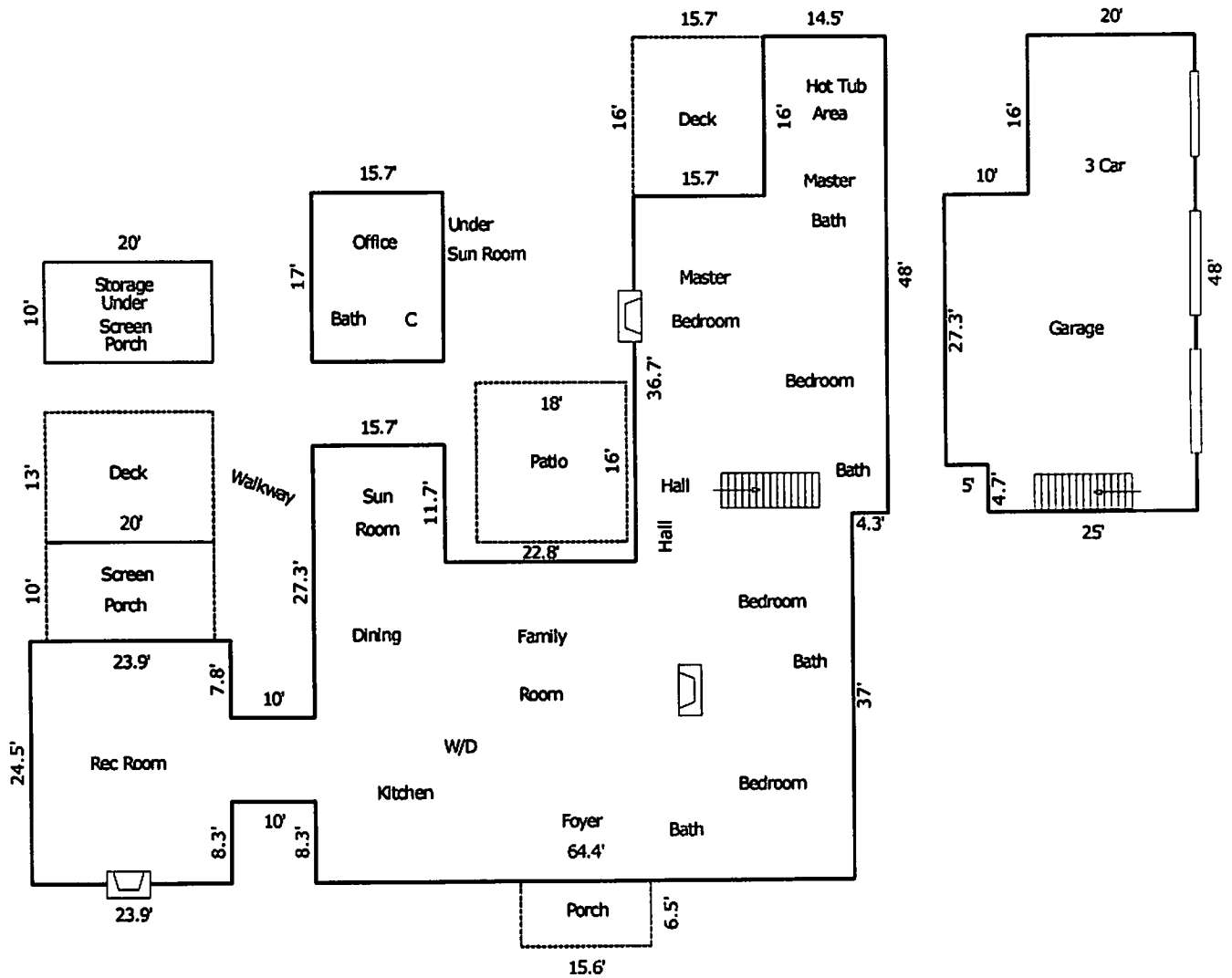


RV/Boat Parking



DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2015



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLAL	First Floor	4253.5	4253.5
BSMP	Basement	266.9	266.9
GAR	Garage	1256.5	1256.5
P/P	Deck	251.2	
	Patio	288.0	
	Screen Porch	200.0	
	Deck	260.0	
	Porch	101.4	1100.6
OTH	Storage	200.0	200.0

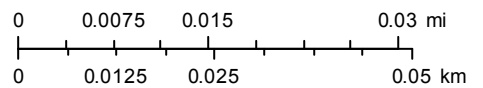
LIVING AREA BREAKDOWN

Breakdown		Subtotals
First Floor		
25.9	x 4.7	121.7
64.4	x 15.6	1004.6
30.2	x 32.0	966.4
11.7	x 15.7	183.7
98.3	x 8.4	825.7
16.0	x 14.5	232.0
7.8	x 23.9	186.4
8.3	x 23.9	198.4
8.3	x 64.4	534.5

Greenville County, SC



1:960



Greenville County GIS
Greenville County South Carolina GIS Division



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

Property Address: **400 Altamont Rd, Greenville, SC 29609-6609**

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)

KDF (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.

KDF (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.

KDF Seller *for TO Bank, N.A., Trustee* Date *6/3/15* Seller Date

[Signature] Agent Date *6/3/15* Agent Date

Buyer Date Buyer Date