

ALL FIELDS DETAIL



MLS #	1244687	Type Property	Residential Single Family
Status	Active	Lot Size/Acreage	1/2 - 1 Acre
Type	Residential Lot		
Address	Lot 53 Bridge View Court		
City	Cleveland		
State	SC		
Zip	29635		
Area	062		
Class	Lots/Land		
Listing Price	\$54,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

County	Greenville	Subdivision	Little Bald Rock Club	
Legal Lot Number	53	Approx # of Acres	0.80	
Tax ID Number	0687080105300	Elementary School	Slater Marietta	
Middle School	Northwest	High School	Travelers Rest	
Agent	SUNIL VARGHESE - Cell: (864) 525-7449	Listing Office 1	Wham AARE, LLC - Main: (864) 801-9468	
SA	0%	BA	5%	
Variable Rate Com	Y	Status Date	7/25/2012	
HotSheet Date	5/24/2013	Agency Relationship	Buyer Agent	
Input Date	7/25/2012 4:45:00 PM	Price Date	5/24/2013	
Listing Type	Exclusive Right to Sell	Listing Date	7/18/2012	
Directions	Take 276 North towards Caesars Head , turn left into S/D on Club Terrace Dr, then 1st left onto Look Off Dr, then left onto Bridge View Ct.		Showing	Call Specified Appointment Center
Contact # for Appts	(864) 467-0000	VOW Include	Yes	
VOW Address	Yes	VOW Comment	Yes	
VOW AVM	Yes	Update Date	5/24/2013	
Cumulative DOM	315	Agent Hit Count	47	
Client Hit Count	4	Original Price	\$64,900	
Associated Document Count	0	Days On Market	315	
Price/# Acres	\$68,625.00			

FEATURES

PROP DESCRIPTION	TOPOGRAPHY	WATER	SHOWING
Mountain View	Mountain	Well	Vacant
LOCATION	Sloping	SEWER	Show Anytime
Cul-de-Sac	COVENANTS	Septic	SPECIAL FINANCES
ROAD FRONTAGE	Limited Animals	AMENITIES INCLUDE	None
Paved Road	Minimum House Size	Club House	DOCS ON FILE
	No Commercial	Gated Community	Aerial Photo
	No Mobile Homes	Path	MISCELLANEOUS
	No Further Subdividing	Pool	Phone Available
	RESTRICTIONS	Spa/Hot Tub(s)	ON INTERNET
	Architectural Controls	Tennis Court	Yes
			ADDITIONAL FEES
			HOA Mgmt Transfer Fee

FINANCIAL

Total Taxes	\$419.00	Tax Year	2011
Tax Rate(4%/6%)	6%	Rollback Taxes	No
In City	N	HOA (Y/N)	Y
HOA/Regime Fee\$	\$567	HOA/Regime Fee Mandatory	Yes
HOA Term	Annually	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N

MEMBER REMARKS

Neighborhood has a gate - call appointment center for gate code. Per the seller the previous property owner to the left had accidentally started to clear some trees on this property and put in a septic tank before he realized he was on the wrong lot - the septic tank is sitting above ground. I called Greenville County DHEC (their number is 864.282.4146) and there is no septic tank permit on file. They charge \$160 for a perc test. Also the owners think there may be a spring on the property but they aren't 100% sure.

REMARKS

If you are looking to build a mountain retreat or would just like to be away from all the hustle and bustle and you love the outdoors then look no further. This lot is conveniently located right next door to Caesars Head State Park and boasts stunning mountain views! You'll feel like you're on vacation all year round with a neighborhood that offers a beautiful clubhouse, a pool, hot tub, tennis courts, and much more! And with Caesars Head and Jones Gap State Park right in "your backyard" you'll always be just a few minutes away from fishing, hiking trails, bird watching, picnic areas, and so much more. And Greenville is just 28 miles away so you get the best of both worlds. Don't wait, see this lot today before its gone!

SYNDICATION REMARKS

If you are looking to build a mountain retreat or would just like to be away from all the hustle and bustle and you love the outdoors then look no further. This lot is conveniently located right next door to Caesars Head State Park and boasts stunning mountain views! You'll feel like you're on vacation all year round with a neighborhood that offers a beautiful clubhouse, a pool, hot tub, tennis courts, and much more! And with Caesars Head and Jones Gap State Park right in "your backyard" you'll always be just a few minutes away from fishing, hiking trails, bird watching, picnic areas, and so much more. And Greenville is just 28 miles away so you get the best of both worlds. Don't wait, see this lot today before its gone!

ADDITIONAL PICTURES



DISCLAIMER

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Greenville County, SC

