

**ALL FIELDS DETAIL**



<b>MLS #</b>	1248565	<b># of Bedrooms</b>	5
<b>Status</b>	Contingency Contract	<b># of Full Baths</b>	2
<b>Type</b>	Single Family-Detached	<b># of Half Baths</b>	1
<b>Address</b>	301 ALEXANDER ROAD	<b>Garage Capacity</b>	Two
<b>City</b>	Greer	<b># of Stories</b>	One
<b>State</b>	SC	<b>Approx Age</b>	21-30
<b>Zip</b>	29650	<b>Garage Type</b>	Detached Carport
<b>Area</b>	022		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$145,000		
<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>	0	<b>Continue To Show</b>	Yes
<b>SQFT Finished and Heated</b>	2000-2199	<b>Reason For Contingency</b>	Bank Approval - Short Sale
<b>Subdivision</b>	Other	<b>Tax ID Number</b>	0535020103901
<b>Legal Lot Number</b>	6, 7, 8	<b>Approx # of Acres</b>	0.66
<b>Approx Year Built</b>	1988	<b>Elementary School</b>	Brushy Creek
<b>Middle School</b>	Riverside	<b>High School</b>	Riverside
<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>	10/5/2012
<b>Associated Document Count</b>	2	<b>Living Room (Y/N)</b>	Y
<b>Living Room Size</b>	21x14	<b>Dining Room (Y/N)</b>	N
<b>Breakfast Room (Y/N)</b>	Y	<b>Breakfast Room Size</b>	5x20
<b>Kitchen (Y/N)</b>	Y	<b>Kitchen Size</b>	20x12
<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>Screened Porch (Y/N)</b>	Y	<b>Screened Porch Size</b>	15x10
<b>Deck (Y/N)</b>	Y	<b>Deck Size</b>	15x10
<b>Patio (Y/N)</b>	N	<b>Laundry (Y/N)</b>	Y
<b>Laundry Size</b>	6x12	<b>Master Bedroom (Y/N)</b>	Y
<b>Master Bedroom Size</b>	14x15	<b>Bedroom #2 (Y/N)</b>	Y
<b>Bedroom #2 Size</b>	10x12	<b>Bedroom #3 (Y/N)</b>	Y
<b>Bedroom #3 Size</b>	15x13	<b>Bedroom #4 (Y/N)</b>	Y
<b>Bedroom #4 Size</b>	12x12	<b>Bedroom #5 (Y/N)</b>	Y
<b>Bedroom #5 Size</b>	12x12	<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>	5	<b>Status Date</b>	1/17/2013
<b>HotSheet Date</b>	1/17/2013	<b>Price Date</b>	1/11/2013
<b>Input Date</b>	10/8/2012 11:48:00 AM	<b># Full Baths on Main Lvl</b>	2
<b>Detailed Showing Inst</b>	Call Appointment Center at (864) 467-0000	<b>Showing</b>	Call Specified Appointment Center
<b>Contact # for Appts</b>	(864) 467-0000	<b>Directions</b>	From Wade Hampton Blvd head South on Suber Rd, then right on Brushy Creek, then left on Alexander Rd. Home is on the left on the corner of Alexander and Holly Vista.
<b>Update Date</b>	1/17/2013	<b>Cumulative DOM</b>	105
<b>Agent Hit Count</b>	309	<b>Client Hit Count</b>	259
<b>Original Price</b>	\$157,500	<b>Days On Market</b>	105

**FEATURES**

<b>STYLE</b>	Ranch	<b>INTERIOR FEATURES</b>	Attic Stairs Disappearing Cable Available Ceiling Fan Smoke Detector Some Window Trtmnts Walk In Closet	<b>HEATING SYSTEM</b>	Forced Air Natural Gas	<b>DOCS ON FILE</b>	Seller Disclosure
<b>EXTERIOR FINISH</b>	Vinyl Siding	<b>MRBED FEATURES</b>		<b>COOLING SYSTEM</b>	Central Forced Electric	<b>DOCUMENTS WITH OFFER</b>	Copy Earnest Money Check Pre-Approval Letter Signed SDS
<b>LOT DESCRIPTION</b>	Corner Level Some Trees			<b>FLOORS</b>	Carpet	<b>ON INTERNET</b>	Yes

## FEATURES

<b>FOUNDATION</b> Crawl Space	Full Bath Master on Main Lvl	Ceramic Tile Hardwood Vinyl	<b>GARBAGE PICKUP</b> Private
<b>BASEMENT</b> None	<b>SPECIALTY ROOM</b> Laundry	<b>WATER</b> Public	<b>DRIVEWAY</b> Gravel
<b>EXTERIOR FEATURES</b> Deck Porch-Front Porch-Screened Satellite Dish	<b>LAUNDRY LOCATION</b> 1st Floor Walk-in	<b>SEWER</b> Septic	<b>CONDO REGIME INCLUDES</b> None
<b>ROOF</b> Composition Shingle	<b>APPLIANCES</b> Cook Top-Smooth Dishwasher Microwave Oven-Electric	<b>WATER HEATER</b> Electric	<b>AMENITIES INCLUDE</b> None
<b>GARAGE FEATURES</b> None	<b>FIREPLACE</b> None	<b>STORAGE SPACE</b> Attic Out Building	<b>SHOWING</b> Appointment Only Vacant
			<b>ADDITIONAL FEES</b> None

## FINANCIAL

<b>Total Taxes</b>	745.00	<b>Tax Year</b>	2011
<b>Tax Rate(4%/6%)</b>	4	<b>In City</b>	N
<b>HOA (Y/N)</b>	N	<b>Short Sale (Y/N)</b>	Y
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	N
<b>Electric Co.</b>	Duke	<b>Gas Co.</b>	Greer CPW
<b>Phone Co.</b>	AT&T	<b>Water Co.</b>	Greer CPW

## MEMBER REMARKS

SHORT SALE. Please submit GGAR short sale and as-is addendum with offer. Buyer's agent's commission will be 50% of whatever lender allows. The asking price has not been approved by the bank. 2177 sq ft per appraiser measurement - see associated docs for sketch. The owners think the neighbor's driveway encroaches slightly onto this property but not 100% sure - see seller's disclosure. Also there is a water/sewer line easement in the back left corner of the property.

## REMARKS

SHORT SALE! PRICE REDUCED! Great opportunity to get a 5 Bedroom Home all on one level in an established subdivision zoned to top notch Brushy Creek elementary and Riverside Middle and High School for a good value! This property has so much to offer - it sits on a corner lot on .66 acres (per 1996 survey) with a variety of fruit trees (plum, green apple, pear, & pomegranate), ornamental shrubs, and herbs (per owner). The home's floor plan offers so many different possibilities with the master bedroom and a bedroom on one side of the home and three additional bedrooms on the other side. There are two bedrooms with a bathroom attached giving you the ability to have two master bedrooms - ideal for an in-law suite, teenagers, and so much more. The kitchen is extremely spacious and has tons of counter and cabinet space. The home also boasts a walk-in laundry room, screened porch and deck plus so much more. If you're looking for a home in an established neighborhood that gives you room to breathe but is still conveniently located to shopping, restaurants, entertainment, and more then this is the house for you! See it today before its gone!

## SYNDICATION REMARKS

SHORT SALE! PRICE REDUCED! Great opportunity to get a 5 Bedroom Home all on one level in an established subdivision zoned to top notch Brushy Creek elementary and Riverside Middle and High School for a good value! This property has so much to offer - it sits on a corner lot on .66 acres (per 1996 survey) with a variety of fruit trees (plum, green apple, pear, & pomegranate), ornamental shrubs, and herbs (per owner). The home's floor plan offers so many different possibilities with the master bedroom and a bedroom on one side of the home and three additional bedrooms on the other side. There are two bedrooms with a bathroom attached giving you the ability to have two master bedrooms - ideal for an in-law suite, teenagers, and so much more. The kitchen is extremely spacious and has tons of counter and cabinet space. The home also boasts a walk-in laundry room, screened porch and deck plus so much more. If you're looking for a home in an established neighborhood that gives you room to breathe but is still conveniently located to shopping, restaurants, entertainment, and more then this is the house for you! See it today before its gone!

## ADDITIONAL PICTURES



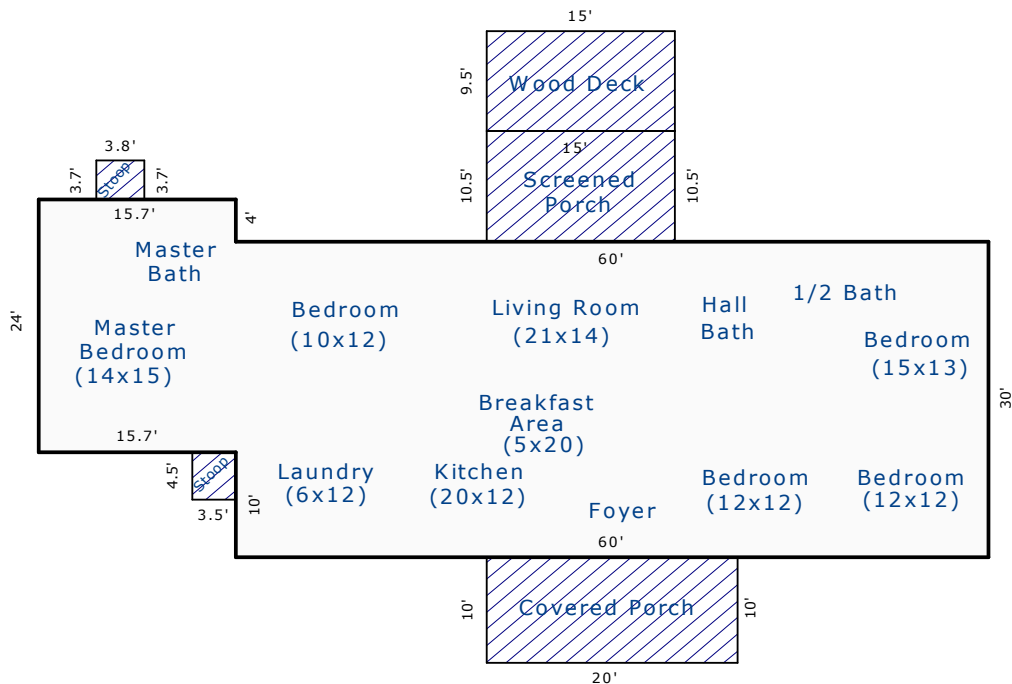


**DISCLAIMER**

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

# Building Sketch

Appraiser				
Property Address 301 Alexander Rd				
City Greer	County Greenville	State SC	Zip Code 29650	
Client				



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2176.80	2176.80
P/P	Covered Porch	200.00	
	Screened Porch	157.50	
	Wood Deck	142.50	
	Stoop	14.06	
	Side Stoop	15.75	529.81
Net LIVABLE Area		(rounded)	2177

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	75.7	x	20.0
	4.0	x	15.7
	10.0	x	60.0
			1514.00
			62.80
			600.00
3 Items			(rounded)
			2177







"Yes" explanations continued:

19) The neighbor behind us at 103 Holly Vista says their end of the driveway possibly crosses over 6" approximately on to our property line. It's never been confirmed or an issue.

Multiple horizontal lines for additional handwritten notes.

**Owner(s) Acknowledgement**

Property Address: 301 Alexander Rd. Greer SC, 29650

The property is currently: owner-occupied  leased  in an estate  in foreclosure   
vacant  (If vacant, how long?) Oct 2012

Owner's Name(s): James B. Cox, Cynthia D. Cox

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

Owner Signature: James B. Cox Date: 9-19-12

Owner Signature: Cynthia D. Cox Date: 9-19-12

**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: \_\_\_\_\_

(This form is approved by the South Carolina Real Estate Commission.)