

ALL FIELDS DETAIL



MLS #	1235404	# of Bedrooms	3
Status	Contingency Contract	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	0
Address	229 LAKE FAIRFIELD DR	Garage Capacity	None
City	Greenville	# of Stories	One
State	SC	Approx Age	31-50
Zip	29615	County	Greenville
Area	020	Garage Type	None
Class	Residential		
Listing Price	\$192,500		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# of BRs Below Grade	0	# of Fireplaces	1
Continue To Show	Yes	SQFT Finished and Heated	2000-2199
Reason For Contingency	Inspections	Subdivision	Lake Forest
Tax ID Number	0277000208100	Legal Lot Number	Pt. 7
Approx Lot Dimensions	97x167x108x162	Approx # of Acres	0.39
Approx Year Built	1972	Elementary School	Lake Forest
Middle School	League	High School	Wade Hampton
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	1/27/2012
Associated Document Count	2	Living Room (Y/N)	N
Dining Room (Y/N)	Y	Dining Rm Size	13x19
Breakfast Room (Y/N)	N	Kitchen (Y/N)	Y
Kitchen Size	14x12	Great Room (Y/N)	Y
Great Room Size	13x27	Den (Y/N)	Y
Den Size	12x22	Bonus/Rec Room (Y/N)	N
Florida Room (Y/N)	N	Patio (Y/N)	Y
Patio Size	26x20	Laundry (Y/N)	Y
Laundry Size	5x12	Master Bedroom (Y/N)	Y
Master Bedroom Size	13x14	Bedroom #2 (Y/N)	Y
Bedroom #2 Size	10x10	Bedroom #3 (Y/N)	Y
Bedroom #3 Size	13x14	Bedroom #4 (Y/N)	N
Other Room 1	Workshop	Other Room 1 Size	8x8
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
# of Rooms Below Grade	0	# of Bedrooms Main Level	3
Status Date	2/2/2012	HotSheet Date	2/2/2012
Price Date	1/27/2012	Input Date	1/27/2012 1:24:00 PM
# Full Baths on Main Lvl	2	Detailed Showing Inst	Call Appointment Center
Showing	Call Specified Appointment Center	Contact # for Appts	(864) 467-0000
Directions	Take Pelham Rd to right on E. North St , then left on Shannon, then left on Lake Fairfield Dr and home will be on the right.	Update Date	2/10/2012
Cumulative DOM	28	Agent Hit Count	84
Client Hit Count	23	Original Price	\$192,500
Days On Market	28		

FEATURES

STYLE Ranch	INTERIOR FEATURES Attic Stairs Disappearing Bookcase Cable Available Ceiling Smooth Some Window Trtmnts	FIREPLACE Wood Burning Fireplace Masonry	DOCUMENTS WITH OFFER Copy Earnest Money Check Lead Based Paint Letter Pre-Approval Letter Signed SDS
EXTERIOR FINISH Brick Veneer-Partial Wood	MRBED FEATURES Full Bath Shower Only	HEATING SYSTEM Forced Air Natural Gas	ON INTERNET Yes
LOT DESCRIPTION Cul-de-Sac Sloped Gently Some Trees	SPECIALTY ROOM Workshop	COOLING SYSTEM Central Forced Electric	GARBAGE PICKUP Public
FOUNDATION Crawl Space		FLOORS Ceramic Tile	DRIVEWAY Paved

FEATURES

BASEMENT

None

EXTERIOR FEATURES

Patio
Porch-Front
Satellite Dish
Some Storm Doors

ROOF

Architectural

GARAGE FEATURES

None

LAUNDRY LOCATION

1st Floor

Walk-in

APPLIANCES

Dishwasher
Disposal
Dryer
Stand Alone Range-Gas
Microwave
Refrigerator
Washer
Oven-Gas

Hardwood

WATER

Public

SEWER

Public

WATER HEATER

Electric

STORAGE SPACE

Attic

DOCS ON FILE

Lead Based Paint Doc.
Seller Disclosure

CONDO REGIME INCLUDES

None

AMENITIES INCLUDE

None

SHOWING

Appointment Only
Occupied

ADDITIONAL FEES

None

FINANCIAL

Total Taxes

1295.18

Tax Rate(4%/6%)

4%

HOA (Y/N)

N

Foreclosure (Y/N)

N

Electric Co.

Duke Energy

Water Co.

Greenville Water

Tax Year

2011

In City

N

Short Sale

NO

Auction (Y/N)

N

Gas Co.

Piedmont Natural Gas

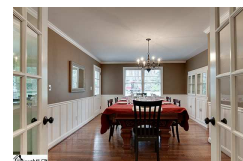
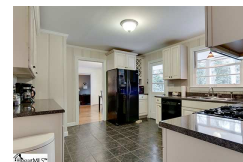
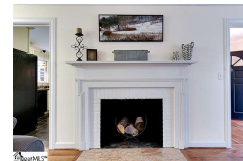
MEMBER REMARKS

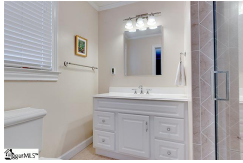
Contingent on financing, inspections, & appraisal - please continue to show. 2059 sq ft per last appraisal (see associated docs for sketch). Year built (1972) was taken from CRS and also last appraisal but neighbor claims it was built in the 50's. The homeowner is in the process of remodeling the 2nd bathroom and painting the entire exterior of the home. Buyer and/or buyer's agent to verify all information in the MLS that they deem important.

REMARKS

Single level living in a prime Eastside location in this move-in ready home zoned to top notch schools! You will love this 3 bedroom, 2 bath home that features over 2000 square feet and has been painstakingly renovated by the current owner. Everyone's favorite room in the house, the kitchen, has been completely updated with stainless steel and black appliances, Thomasville cabinets, a wine rack, tile flooring, and even a new ceiling (all in 2006). Plus it features a gas oven and stove for the serious cook in the family. The master bathroom has been remodeled with a custom tile shower, frame less glass shower door, radiant floor heating, medicine cabinet, lighting fixtures, and crown molding (in 2006) and the 2nd bathroom is in the process of being remodeled right now! Hardwood floors flow throughout the home and a spacious 22x12 den would serve as an ideal home office, game room, or play area. If you've been having trouble finding a dining room large enough to fit your furniture then you'll love the approximately 19x13 dining room! The architectural shingle roof was replaced just 5 years ago along with all new 3/4 inch plywood sheathing underneath and in 2006 a new 3 ton Trane furnace with 14 seer A/C unit with a five inch thick air filter and all new duct work was also installed. Outside the 26x20 patio is a great place to enjoy your spring and summer evenings. To top it all off the homeowner is leaving the gas stove and oven, refrigerator, microwave, dishwasher, disposal, and washer and dryer! This home is in top notch condition, sits on a cul de sac street and won't last long so see it today before its gone! All buyers must have a pre-approval letter prior to viewing this home.

ADDITIONAL PICTURES





DISCLAIMER

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2012