

ALL FIELDS DETAIL



MLS #	1252222	# of Bedrooms	3
Status	Active	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	0
Address	100 NICHOLAS Drive	Garage Capacity	One
City	Greenville	# of Stories	One
State	SC	Approx Age	50+
Zip	29617	Garage Type	Detached Garage
Area	060		
Class	Residential		
Listing Price	\$79,900		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Enable Schedule-It (Y/N)	No	County	Greenville
# of Fireplaces	2	SQFT Finished and Heated	1600-1799
Subdivision	Other	Tax ID Number	B013040501800
Legal Lot Number	18	Approx # of Acres	0.25
Approx Year Built	1973	Elementary School	Monaview
Middle School	Berea	High School	Berea
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	1/2/2013
Associated Document Count	1	Living Room (Y/N)	Y
Living Room Size	18x13	Dining Room (Y/N)	Y
Dining Rm Size	9x12	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Kitchen Size	12x12
Great Room (Y/N)	N	Den (Y/N)	Y
Den Size	12x24	Bonus/Rec Room (Y/N)	N
Florida Room (Y/N)	N	Deck (Y/N)	Y
Deck Size	21x14	Patio (Y/N)	N
Laundry (Y/N)	Y	Laundry Size	12x7
Master Bedroom (Y/N)	Y	Master Bedroom Size	11x13
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	11x11
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	11x12
Bedroom #4 (Y/N)	N	VOW Include	Yes
VOW Address	Yes	VOW Comment	Yes
VOW AVM	Yes	# of Rooms Below Grade	0
# of Bedrooms Main Level	3	Status Date	1/8/2013
HotSheet Date	3/5/2013	Price Date	3/5/2013
Input Date	1/8/2013 1:51:00 PM	# Full Baths on Main Lvl	2
Detailed Showing Inst	Call appt center at (864) 467-0000	Showing	Call Specified Appointment Center
Contact # for Appts	(864) 467-0000	Directions	Take 291 North to 253 (Blue Ridge Dr) then right on W. Parker then left on Lawnview and home is on the corner of Lawnview and Nicholas - enter home from back driveway.
Update Date	3/5/2013	Cumulative DOM	62
Agent Hit Count	172	Client Hit Count	73
Original Price	\$89,000	Days On Market	62

FEATURES

STYLE	Ranch	INTERIOR FEATURES	Attic Stairs Disappearing Cable Available Ceiling Fan Security System Owned	HEATING SYSTEM	Forced Air Natural Gas	DOCUMENTS WITH OFFER	Copy Earnest Money Check Lead Based Paint Letter Pre-Approval Letter Signed SDS
EXTERIOR FINISH	Brick Veneer-Full	MRBED FEATURES	Master on Main Lvl	COOLING SYSTEM	Central Forced Electric	ON INTERNET	Yes
LOT DESCRIPTION	Corner Fenced Yard Some Trees	SPECIALTY ROOM	Laundry	FLOORS	Hardwood Vinyl	GARBAGE PICKUP	Public
FOUNDATION	Crawl Space	LAUNDRY LOCATION	1st Floor Walk-in	WATER	Public	DRIVEWAY	Extra Pad Paved
BASEMENT	None			SEWER			

FEATURES

EXTERIOR FEATURES

Deck
Porch-Front
Satellite Dish
Some Storm Windows

ROOF

Composition Shingle

GARAGE FEATURES

Door Opener

APPLIANCES

Dishwasher
Disposal
Microwave
Refrigerator

FIREPLACE

Gas Logs
Wood Burning Fireplace

Public
WATER HEATER
Electric

STORAGE SPACE

Garage
Out Building w/Elec.

DOCS ON FILE

Lead Based Paint Doc.
Seller Disclosure

CONDO REGIME INCLUDES

None

AMENITIES INCLUDE

None

SHOWING

Appointment Only
Vacant

ADDITIONAL FEES

None

FINANCIAL

Total Taxes

687.00

Tax Rate(4%/6%)

4%

HOA (Y/N)

N

Foreclosure (Y/N)

N

Electric Co.

Duke Energy

Water Co.

Greenville Water

Tax Year

2012

In City

N

Short Sale (Y/N)

N

Auction (Y/N)

N

Gas Co.

Piedmont Natural Gas

MEMBER REMARKS

Estate Sale - This is a conventional listing, not an auction. Utilities are off so show during daylight hours.

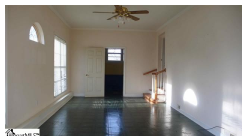
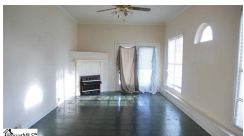
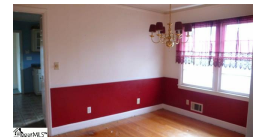
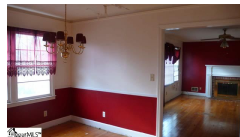
REMARKS

\$10,000 PRICE REDUCTION! Check out this 1741 square foot 3 Bedroom, 2 Bath Brick Ranch on a corner lot with fenced in yard, oversized 1 car detached garage with power (20x16), and a separate 16x12 storage building also with power! This home has so much potential with hardwood floors throughout the majority of the home, a living room, dining room, and separate den plus a laundry room. The backyard is completely fenced in and features a large deck, extra paved driveway, a small garden area with picket fence and a detached garage and storage building both with power, perfect for someone looking for a workshop area. This home is just waiting for someone to come in and make it their own - see it today before its gone!

SYNDICATION REMARKS

\$10,000 PRICE REDUCTION! Check out this 1741 square foot 3 Bedroom, 2 Bath Brick Ranch on a corner lot with fenced in yard, oversized 1 car detached garage with power (20x16), and a separate 16x12 storage building also with power! This home has so much potential with hardwood floors throughout the majority of the home, a living room, dining room, and separate den plus a laundry room. The backyard is completely fenced in and features a large deck, extra paved driveway, a small garden area with picket fence and a detached garage and storage building both with power, perfect for someone looking for a workshop area. This home is just waiting for someone to come in and make it their own - call (864) 525-7449 to see it today before its gone!

ADDITIONAL PICTURES



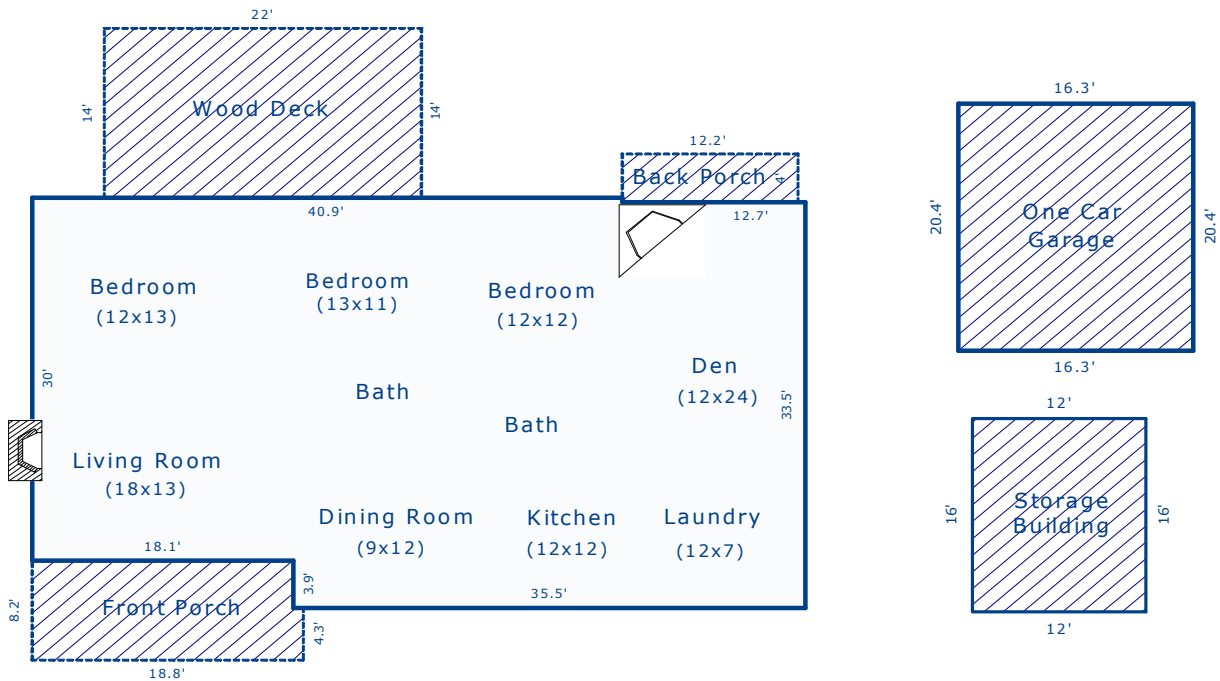


DISCLAIMER

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

Building Sketch

Borrower/Client				
Property Address 100 Nicholas Dr				
City	Greenville	County	Greenville	State SC Zip Code 29617
Lender				



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1741.37	1741.37
GAR	One Car Garage	332.52	332.52
P/P	Front Porch	151.43	
	Wood Deck	308.00	
	Back Porch	48.80	508.23
OTH	Storage	192.00	192.00
Net LIVABLE Area		(rounded)	1741

LIVING AREA BREAKDOWN		
First Floor	Breakdown	Subtotals
	35.5 x 3.9	138.45
	0.4 x 40.9	16.36
	29.6 x 53.6	1586.56
3 Items	(rounded)	1741

20. Utility or other easements, shared driveways, party walls, erosion control (seawalls, rip-rap, etc.), or encroachments from or on adjacent property? Yes* No No Representation
21. Lawsuits, foreclosures, bankruptcy, tenancies, judgments, tax or other liens, proposed assessments or insurance issues, notice from any governmental agency, individual(s), or organization(s) that could affect title to the property? Yes* No No Representation

If you choose to volunteer information about nearby issues that may or may not be in the public record yet, please report here: _____

22. If there is a dock, dam, retaining wall, or other structure requiring inspections, permits, etc., have such requirements been complied with in full? Yes* No No Representation
Are the documents attached? _____
23. If property includes a manufactured home, has it been legally converted to real property and the DMV title retired? Yes* No No Representation
Are the documents attached? _____ Explain: _____
24. Are there flood hazards or is the property in a federally-designated flood plain? Yes* No No Representation
If there is flood insurance for the property, what is the amount, time period, and coverage? _____

Please describe any erosion and erosion-control measures. _____

25. Are there rental, rental management, vacation rental or other lease contracts in place on the property at the time of closing? Yes* No No Representation
If there is a management company, please provide name and contact information: _____
26. Are there any outstanding charges owed by for gas, electric, water, sewerage, or garbage services provided to the property that are delinquent? Yes* No No Representation
Explain: _____

Answer any of the questions #27-40 that are applicable to this property.

- | | Yes* | No | No Representation | N/A |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 27. Owners Association fees or common area expenses/assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 28. Are there any resale or rental restrictions? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 29. Is Owners Association involved in current or anticipated litigation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 30. Has Owners Association levied special or insurance assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 31. Are there any guest, visitor, or animal restrictions? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 32. Does the property include assigned parking space(s)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 33. Are keys required to access common or recreational areas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 34. Is a copy of the Master Deed and Bylaws attached? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 35. Is a copy of the covenants, conditions, and restrictions attached? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 36. Is there a transfer fee levied to transfer the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 37. What are the Ownership Association dues? \$ _____ per _____ (month/year/etc.) | | | | |
| 38. What do the dues cover? _____ Is insurance included? _____ | | | | |
| 39. What is the name and contact information for the Owners Association? _____ | | | | |
| 40. Will any memberships transfer with the property? _____ Documentation attached? _____ | | | | |
- Explain: _____

Property Address: _____
 Tax Map Number: _____
 Initials/Date: Seller(s) _____ Buyer(s) _____

***IF YOU ANSWERED "YES" TO ANY OF THE PREVIOUS QUESTIONS, PLEASE USE THE FOLLOWING SPACE FOR YOUR EXPLANATION AND ATTACH ANY RELEVANT PROFESSIONAL REPORTS OR ADDITIONAL INFORMATION.**

Property Address: _____

Initials/Date: Seller(s): _____ Buyer(s): _____

To read the South Carolina Residential Property Condition Disclosure Act, (S.C. Code Ann. § 27-50-10 *et seq.*) please visit: <http://www.scstatehouse.gov/code/t27c050.php>

This disclosure does not limit the obligation of the purchaser to inspect the physical condition of the property and improvements that are the subject of a sales agreement. The real estate licensee, whether acting as listing agent or selling agent, has no duty to inspect the onsite or offsite conditions of the property and any improvements.

Owner(s) Acknowledgement

Property Address: _____

The property is currently: owner-occupied _____ leased _____ in an estate in foreclosure _____ vacant (If vacant, how long?) 30 mos

Owner's Name(s): _____

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

Owner Signature: Virginia Ann Gibson Date: 2-05-13 Time: 6:30pm

Owner Signature: _____ Date: _____ Time: _____

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: _____ Time: _____

Purchaser Signature: _____ Date: _____ Time: _____

Property Address: _____

Tax Map Number: _____

Initials/Date: Seller(s) _____ Buyer(s) _____