

**ALL FIELDS DETAIL**



<b>MLS #</b>	1235708	<b># of Bedrooms</b>	5
<b>Status</b>	Active	<b># of Full Baths</b>	2
<b>Type</b>	Single Family-Detached	<b># of Half Baths</b>	1
<b>Address</b>	5050 COACH HILLS DR	<b>Garage Capacity</b>	None
<b>City</b>	Greenville	<b># of Stories</b>	Tri/Split Level
<b>State</b>	SC	<b>Approx Age</b>	31-50
<b>Zip</b>	29615	<b>Garage Type</b>	None
<b>Area</b>	022		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$144,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>County</b>	Greenville	<b># of BRs Below Grade</b>	2
<b># of Fireplaces</b>	1	<b>SQFT Finished and Heated</b>	2800-2999
<b>Subdivision</b>	Pelham Woods	<b>Tax ID Number</b>	0540010106400
<b>Legal Lot Number</b>	48	<b>Approx # of Acres</b>	0.44
<b>Approx Year Built</b>	1978	<b>Elementary School</b>	Pelham Road
<b>Middle School</b>	Beck	<b>High School</b>	J. L. Mann
<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>	1/31/2012
<b>Associated Document Count</b>	2	<b>Living Room (Y/N)</b>	Y
<b>Living Room Size</b>	18x12	<b>Dining Room (Y/N)</b>	Y
<b>Dining Rm Size</b>	12x11	<b>Breakfast Room (Y/N)</b>	N
<b>Kitchen (Y/N)</b>	Y	<b>Kitchen Size</b>	13x11
<b>Great Room (Y/N)</b>	N	<b>Den (Y/N)</b>	Y
<b>Den Size</b>	20x12	<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>	14x14	<b>Deck (Y/N)</b>	N
<b>Patio (Y/N)</b>	Y	<b>Patio Size</b>	20x24
<b>Laundry (Y/N)</b>	Y	<b>Laundry Size</b>	11x12
<b>Master Bedroom (Y/N)</b>	Y	<b>Master Bedroom Size</b>	16x12
<b>Bedroom #2 (Y/N)</b>	Y	<b>Bedroom #2 Size</b>	12x11
<b>Bedroom #3 (Y/N)</b>	Y	<b>Bedroom #3 Size</b>	12x11
<b>Bedroom #4 (Y/N)</b>	Y	<b>Bedroom #4 Size</b>	12x11
<b>Bedroom #5 (Y/N)</b>	Y	<b>Bedroom #5 Size</b>	14x12
<b>Other Room 1</b>	Workshop/Storage	<b>Other Room 1 Size</b>	23x8
<b>Other Room 2</b>	Workshop/Storage	<b>Other Room 2 Size</b>	13x9
<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>	2	<b># of Bedrooms Main Level</b>	0
<b>Status Date</b>	2/3/2012	<b>HotSheet Date</b>	6/19/2012
<b>Price Date</b>	6/19/2012	<b>Input Date</b>	2/3/2012 6:06:00 AM
<b># Full Baths on Main Lvl</b>	0	<b>Detailed Showing Inst</b>	Call Appt Center
<b>Showing</b>	Call Specified Appointment Center	<b>Contact # for Appts</b>	(864) 467-0000
<b>Directions</b>	From I-85 Take Pelham Rd (Exit 54) towards Haywood Rd and then turn left on Bridle Path Lane. Home is on Coach Hills Dr at the end of Bridle Path Lane.	<b>Update Date</b>	6/19/2012
<b>Cumulative DOM</b>	140	<b>Agent Hit Count</b>	346
<b>Client Hit Count</b>	160	<b>Original Price</b>	\$159,900
<b>Days On Market</b>	140		

**FEATURES**

<b>STYLE</b>	<b>EXTERIOR FEATURES</b>	<b>APPLIANCES</b>	<b>DOCS ON FILE</b>
Tri/Split Level	Patio	Cook Top-Gas	Lead Based Paint Doc.
<b>EXTERIOR FINISH</b>	Porch-Front	Dishwasher	Seller Disclosure
Brick Veneer-Partial	Porch-Screened	Oven-Gas	<b>DOCUMENTS WITH OFFER</b>
Vinyl Siding	<b>ROOF</b>	<b>FIREPLACE</b>	As Is Addendum
<b>LOT DESCRIPTION</b>	Composition Shingle	Wood Burning Fireplace	Copy Earnest Money Check
Fenced Yard	<b>GARAGE FEATURES</b>	<b>HEATING SYSTEM</b>	Lead Based Paint Letter

**FEATURES**

Some Trees  
**FOUNDATION**  
 Crawl Space/Slab  
**BASEMENT**  
 None

None  
**INTERIOR FEATURES**  
 Attic Stairs Disappearing  
 Cable Available  
 Ceiling Fan  
 Open Floor Plan  
 Smoke Detector  
 Some Window Trtmnts  
**MRBED FEATURES**  
 Full Bath  
 Master on 2nd Lvl  
 Shower Only  
**SPECIALTY ROOM**  
 Laundry  
 Workshop  
**LAUNDRY LOCATION**  
 Basement  
 Walk-in

Forced Air  
 Natural Gas  
**COOLING SYSTEM**  
 Central Forced  
 Electric  
**FLOORS**  
 Carpet  
 Ceramic Tile  
 Laminant Flooring  
**WATER**  
 Public  
**SEWER**  
 Public  
**WATER HEATER**  
 Gas  
**STORAGE SPACE**  
 Attic

Pre-Approval Letter  
 Signed SDS  
**ON INTERNET**  
 Yes  
**GARBAGE PICKUP**  
 Private  
**DRIVEWAY**  
 Paved  
**CONDO REGIME INCLUDES**  
 None  
**AMENITIES INCLUDE**  
 None  
**SHOWING**  
 Appointment Only  
 Occupied  
**ADDITIONAL FEES**  
 None

**FINANCIAL**

**Total Taxes**  
**Tax Rate(4%/6%)**  
**HOA (Y/N)**  
**Foreclosure (Y/N)**

1110.93  
 4%  
 N  
 N

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

2011  
 N  
 NO  
 N

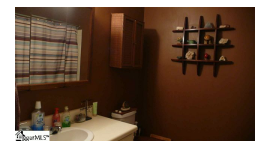
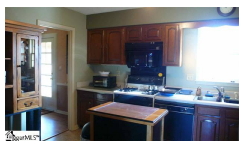
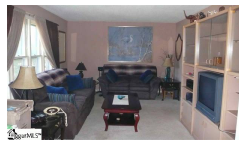
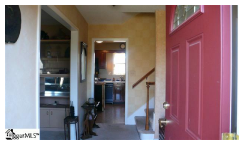
**MEMBER REMARKS**

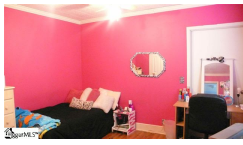
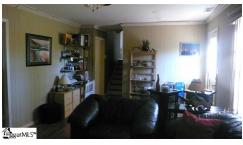
This is a short sale - please read through the entire member remarks before submitting an offer. Buyer's agent commission will be 50% of whatever the lender approves. Home will be sold as-is. The bank will not pay for a home warranty. Earnest money deposit must be 1%. The following documents must be submitted with the offer: GGAR Short Sale and As-Is Addendum, Copy of EMC, pre-approval or proof of funds, signed seller's disclosure and lead paint disclosure. There is an electronic lockbox on the home but the homeowner may be present for showings - if so he will step out on the back patio. IF HE IS NOT HOME THEN DO NOT GO IN THE BACKYARD OR SCREENED IN PORCH AS THE DOGS MAY BE THERE AND THEY MAY BITE. 2588 sq ft per appraiser measurement - see associated docs for sketch. Lot size is per CRS. Please note that the small "island" in the kitchen is not attached and will not convey with the home. Buyer to verify all information in the MLS.

**REMARKS**

5 Bedroom house on Greenville's coveted Eastside with 2588 sq ft of livable space! This split level home sits on a large, .44 acre level lot that is completely fenced in. Located in Pelham Woods this home is less than 5 minutes from I-85, restaurants and shopping and approximately 20 minutes to downtown Greenville! The 16x12 master bedroom is spacious and offers its own full bath and the upper level has 2 more bedrooms + a full bath. The main level features a large living room, dining room, and kitchen plus a screened in porch. The downstairs level has 2 more bedrooms and a half bath, a large 20x12 den with FP, a walk-in laundry room that measures 11x12 plus an unfinished workshop and storage area. This home is a short sale so it is being sold as-is and will require some work to maximize its potential. The home is occupied so must have an appointment to view...schedule your showing today before its gone! All buyers must have a pre-approval letter prior to viewing this home.

**ADDITIONAL PICTURES**



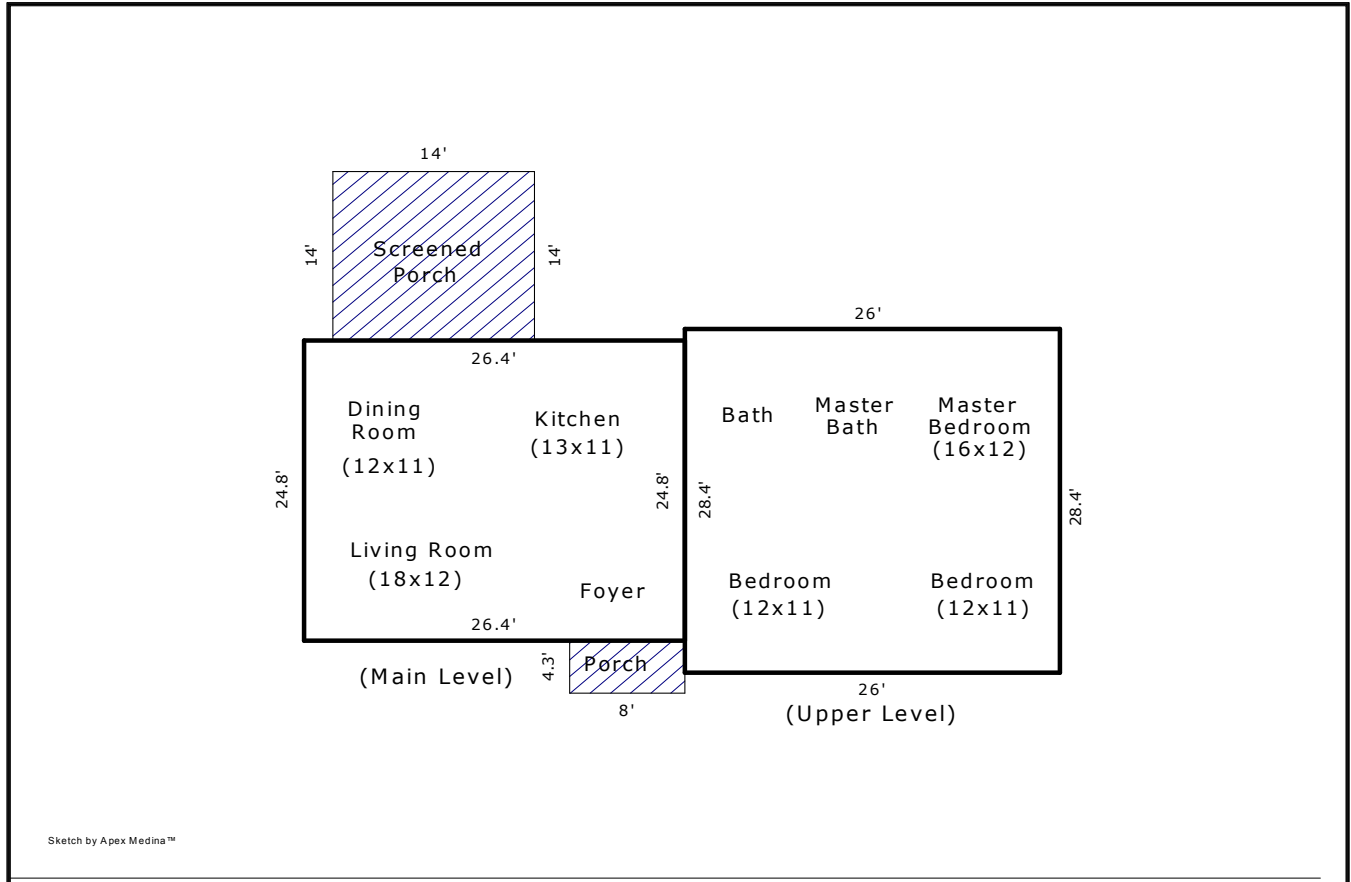


## DISCLAIMER

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# Building Sketch

Client				
Property Address 5050 Coach Hill Dr				
City	Greenville	County	Greenville	State SC Zip Code 29615
Owner				



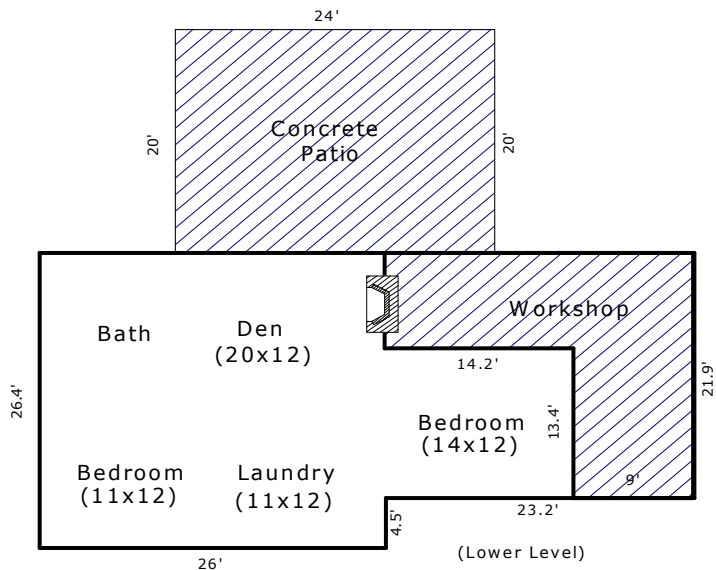
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Main Level	654.7	654.7
GLA2	Upper Level	738.4	738.4
P/P	Screened Porch	196.0	
	Front Porch	34.4	230.4
Net LIVABLE Area		(rounded)	1393

LIVING AREA BREAKDOWN		
Breakdown	x	Subtotals
Main Level		
26.4	x	24.8
		654.7
Upper Level		
28.4	x	26.0
		738.4
2 Items		(rounded)
		1393

## Building Sketch

Client				
Property Address 5050 Coach Hill Dr				
City Greenville	County Greenville	State SC	Zip Code 29615	
Owner				



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Lower Level	1194.5	
	Workshop/Storage	317.8	1512.3
P/P	Patio	162.2	162.2
Net LIVABLE Area		(rounded)	1512

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
Lower Level		
26.0 x 4.5	117.0	
49.2 x 21.9	1077.5	
Workshop/Storage		
23.2 x 8.5	197.2	
13.4 x 9.0	120.6	
4 Items	(rounded)	1512