

**ALL FIELDS DETAIL**



<b>MLS #</b>	1252788	<b># of Bedrooms</b>	3
<b>Status</b>	Active	<b># of Full Baths</b>	2
<b>Type</b>	Single Family-Detached	<b># of Half Baths</b>	0
<b>Address</b>	115 RIVER OAKS 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>	Attached Garage
<b>Area</b>	022		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$277,500		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Enable Schedule-It (Y/N)</b>	No	<b>County</b>	Greenville
<b># of Fireplaces</b>	1	<b>SQFT Finished and Heated</b>	1800-1999
<b>Subdivision</b>	River Oaks	<b>Tax ID Number</b>	0534150106100
<b>Legal Lot Number</b>	23	<b>Approx Lot Dimensions</b>	83x137x60x141
<b>Approx Year Built</b>	1988	<b>Elementary School</b>	Buena Vista
<b>Middle School</b>	Riverside	<b>High School</b>	Riverside
<b>Builders Name</b>	Sadler Co - Bob Sadler	<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>	1/21/2013	<b>Associated Document Count</b>	3
<b>Living Room (Y/N)</b>	N	<b>Dining Room (Y/N)</b>	Y
<b>Dining Rm Size</b>	13x11	<b>Breakfast Room (Y/N)</b>	Y
<b>Breakfast Room Size</b>	14x9	<b>Kitchen (Y/N)</b>	Y
<b>Kitchen Size</b>	11x12	<b>Great Room (Y/N)</b>	Y
<b>Great Room Size</b>	16x20	<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>	21x14
<b>Deck (Y/N)</b>	Y	<b>Deck Size</b>	9x6
<b>Laundry (Y/N)</b>	Y	<b>Laundry Size</b>	5x6
<b>Master Bedroom (Y/N)</b>	Y	<b>Master Bedroom Size</b>	18x14
<b>Bedroom #2 (Y/N)</b>	Y	<b>Bedroom #2 Size</b>	11x12
<b>Bedroom #3 (Y/N)</b>	Y	<b>Bedroom #3 Size</b>	12x14
<b>Bedroom #4 (Y/N)</b>	N	<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>	3	<b>Status Date</b>	1/21/2013
<b>HotSheet Date</b>	3/7/2013	<b>Price Date</b>	3/7/2013
<b>Input Date</b>	1/21/2013 7:41:00 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>	Take Batesville Rd heading North (towards Old Spartanburg Rd) and turn right into River Oaks S/D on River Oaks Rd (last right before you hit Old Spartanburg Rd) and house will be on the right.
<b>Update Date</b>	3/7/2013	<b>Cumulative DOM</b>	45
<b>Agent Hit Count</b>	197	<b>Client Hit Count</b>	52
<b>Original Price</b>	\$294,500	<b>Days On Market</b>	45

**FEATURES**

<b>STYLE</b>	<b>INTERIOR FEATURES</b>	<b>FIREPLACE</b>	<b>DOCUMENTS WITH OFFER</b>
Ranch	Attic Stairs Disappearing	Gas Logs	Copy Earnest Money Check
<b>EXTERIOR FINISH</b>	Cable Available	<b>HEATING SYSTEM</b>	Pre-Approval Letter
Brick Veneer-Full	Ceiling 9ft+	Forced Air	Signed SDS
<b>LOT DESCRIPTION</b>	Ceiling Fan	Natural Gas	<b>ON INTERNET</b>
Sloped Gently	Ceiling Smooth	<b>COOLING SYSTEM</b>	Yes
Some Trees	Countertops-Solid Surface	Central Forced	<b>GARBAGE PICKUP</b>
<b>FOUNDATION</b>	Open Floor Plan	Electric	Private

**FEATURES**

<b>Crawl Space</b>	Security System Owned	<b>FLOORS</b>	<b>DRIVEWAY</b>
<b>BASEMENT</b>	Sky Lights	Ceramic Tile	Extra Pad
None	Smoke Detector	Hardwood	Paved
<b>EXTERIOR FEATURES</b>	Walk In Closet	<b>WATER</b>	<b>CONDO REGIME INCLUDES</b>
Deck	<b>MRBED FEATURES</b>	Public	None
Porch-Front	Double Sink	<b>SEWER</b>	<b>AMENITIES INCLUDE</b>
Porch-Screened	Full Bath	Public	Club House
Sprklr In Grnd-Full Yard	Master on Main Lvl	<b>WATER HEATER</b>	Common Areas
<b>ROOF</b>	Shower Only	Electric	Lights
Architectural	Walk-in Closet	<b>STORAGE SPACE</b>	Pool
<b>GARAGE FEATURES</b>	<b>SPECIALTY ROOM</b>	Attic	Some Sidewalks
Door Opener	Other	Garage	Tennis Court
Side/Rear Entry	<b>LAUNDRY LOCATION</b>	<b>DOCS ON FILE</b>	<b>SHOWING</b>
	1st Floor	Seller Disclosure	Appointment Only
	Closet Style	Survey	Occupied
	<b>APPLIANCES</b>	Termite Bond	<b>ADDITIONAL FEES</b>
	Dishwasher		Subdivision Transfer Fee
	Disposal		
	Microwave		
	Refrigerator		
	Cook Top-Electric		
	Oven-Electric		

**FINANCIAL**

<b>Total Taxes</b>	1130.00	<b>Tax Year</b>	2012
<b>Tax Rate(4%/6%)</b>	4%	<b>In City</b>	N
<b>HOA (Y/N)</b>	Y	<b>HOA/Regime Fee\$</b>	400
<b>HOA/Regime Fee Mandatory</b>	Yes	<b>HOA Term</b>	Annual
<b>HOA Contact Name/#</b>	Sarah @ N&H / 438.5096	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	N
<b>Electric Co.</b>	Duke Energy	<b>Gas Co.</b>	Piedmont Natural Gas
<b>Water Co.</b>	Greenville Water		

**MEMBER REMARKS**

To show please call appointment center at (864) 467-0000. There is an alarm system and home is occupied so must have confirmed appointment to show. Taxes reflect the homestead exemption. The window treatments and curtains and the figurines in the front yard do not convey. The kitchen has an instant hot water faucet that produces scalding hot water - please be sure to let your clients know its not a regular faucet so they don't burn themselves. Per the sellers approx \$90,000 was spent within the last 3 years updating this home.

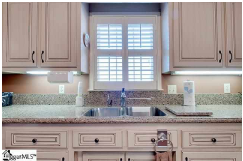
**REMARKS**

NEW PRICE! Incredibly updated full brick home all on one level in the coveted River Oaks S/D on Greenville's Eastside. From the moment you step into the front door this home will wow you! Gorgeous hardwood floors throughout brings you into this quality, custom built home that was completely updated within the last 3 years. The great room is warm and inviting and features a tray ceiling with recessed lighting, a gas logs fireplace, crown and chair rail molding, and a built-in bookcase. Looking for a dining room that can fit all your furniture - this one features a bay window that gives you that much needed extra space and also offers crown and chair rail molding. The kitchen is the crown jewel of the home and features silestone countertops with antimicrobial protection, gorgeous cabinets with under cabinet lighting, an instant hot water faucet, and a breakfast area with window seating. The owners suite features a beautiful master bath with raised vanities, dual sinks, and a walk-in shower that's handicap accessible. The screened-in porch can be accessed via the master bedroom or the breakfast area and is perfect for enjoying your morning coffee and breakfast or just a relaxing afternoon nap. Other updates to this home include a new driveway, a new architectural shingle roof completed in Sep 2012, a 3 yr old furnace, custom plantation shutters throughout the entire home, remodeled bathrooms with updated fixtures, lawn irrigation system with a separate water meter, rear entry garage, security system, and the list goes on & on! This home is quality throughout and will not disappoint - make your appointment today. All buyers must have a pre-approval letter prior to viewing this home.

## SYNDICATION REMARKS

NEW PRICE! Incredibly updated full brick home all on one level in the coveted River Oaks S/D on Greenville's Eastside. From the moment you step into the front door this home will wow you! Gorgeous hardwood floors throughout brings you into this quality, custom built home that was completely updated within the last 3 years. The great room is warm and inviting and features a tray ceiling with recessed lighting, a gas logs fireplace, crown and chair rail molding, and a built-in bookcase. Looking for a dining room that can fit all your furniture - this one features a bay window that gives you that much needed space and also offers crown and chair rail molding. The kitchen is the crown jewel of the home and features silestone countertops with antimicrobial protection, gorgeous cabinets with under cabinet lighting, an instant hot water faucet, and a breakfast area with window seating. The owners suite features a beautiful master bath with raised vanities, dual sinks, and a walk-in shower that's handicap accessible. The screened-in porch can be accessed via the master bedroom or the breakfast area and is perfect for enjoying your morning coffee and breakfast or just a relaxing afternoon nap. Other updates to this home include a new driveway, a new architectural shingle roof completed in Sep 2012, a 3 yr old furnace, custom plantation shutters throughout the entire home, remodeled bathrooms with updated fixtures, lawn irrigation system with a separate water meter, rear entry garage, security system, and the list goes on & on! This home is quality throughout and will not disappoint - call (864) 525-7449 to make your appointment today. All buyers must have a pre-approval letter prior to viewing this home.

## ADDITIONAL PICTURES

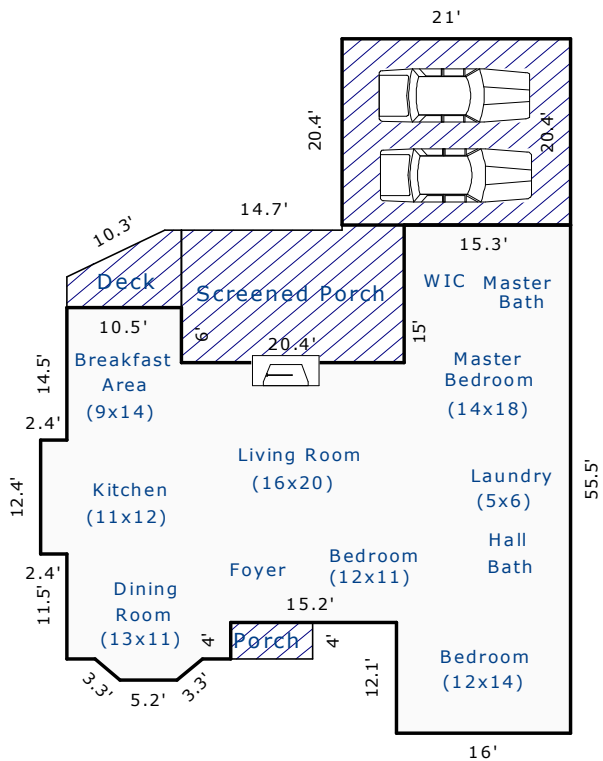


## DISCLAIMER

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# Building Sketch

Client				
Property Address 115 River Oaks Road				
City	Greer	County	Greenville	State SC Zip Code 29650
Appraiser				



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1905.19	1905.19
GAR	2 Car Garage	428.40	428.40
P/P	Screened Porch	298.65	
	Deck	66.30	
	Porch	30.00	394.95
Net LIVABLE Area		(rounded)	1905

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
	16.0	x	12.1
	46.2	x	7.5
	4.0	x	15.0
	48.6	x	12.4
0.5	2.3	x	2.3
	8.5	x	46.2
	5.2	x	2.3
	6.0	x	10.5
	15.0	x	15.3
0.5	2.3	x	2.3
			193.60
			346.50
			60.00
			602.64
			2.65
			392.70
			11.96
			63.00
			229.50
			2.65
10 Items		(rounded)	1905













