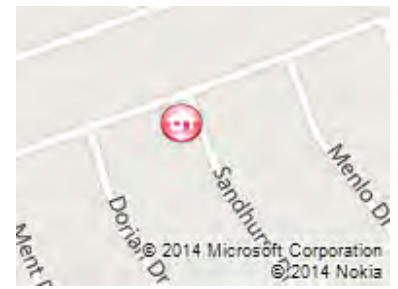


ALL FIELDS DETAIL



MLS #	1280214	# of Bedrooms	3
Class	Residential	# of Full Baths	2
Type	Single Family	# of Half Baths	0
	-Detached	# of Stories	One
Area	041	Approx Age	31-50
Subdivision	Brentwood	Garage Type	Attached Garage
Listing Price	\$129,500	Garage Capacity	One
Address	116 SANDHURST Drive		
City	Simpsonville		
State	SC		
Zip	29680		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

Take I-385 S to Exit 27 and then turn right on Fairview Rd, then 1st right onto Grandview, then left into S/D on Brentwood Way, then right on Sandhurst Dr - home is on the corner of Sandhurst Dr & Brentwood Way.

GENERAL

SQFT Finished and Heated	1400-1599	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	3	Detailed Showing Inst	Call the appointment center - prior day notice
# Full Baths on Main Lvl	2	Contact # for Appts	(864) 467-0000
# of Rooms Below Grade	0	Enable Schedule-It (Y/N)	No
# of Fireplaces	1	Agent	SUNIL VARGHESE - Cell: (864) 525-7449
Approx Year Built	1978	Listing Office 1	Wham AARE, LLC - Main: (864) 801-9468
County	Greenville		
Tax ID Number	0319020103400	Agent Hit Count	276
Legal Lot Number	106	Client Hit Count	205
Approx # of Acres	0.54	Listing Type	Exclusive Right to Sell - Variable Rate
Elementary School	Plain		Commission
Middle School	Bryson	Agency Relationship	Buyer Agent
High School	Hillcrest	BA	3%
Associated Document Count	2	SA	0%
LeadBased Paint Disc Req?	Yes	Variable Rate Com	Y
Res. Property Disc. Req?	Yes	Original Price	\$139,900
IDX Include	Yes	Listing Date	5/22/2014
VOW Include	Yes	Input Date	5/22/2014 10:48 AM
VOW Address	Yes	Price Date	9/12/2014
VOW Comment	Yes	Status Date	8/10/2014
VOW AVM	Yes	Update Date	9/12/2014
Picture	34	HotSheet Date	9/12/2014

ROOM DIMENSIONS

Dining Rm Size	14x9	Kitchen Size	10x9
Great Room Size	20x15	Master Bedroom Size	13x12
Bedroom #2 Size	12x12	Bedroom #3 Size	11x10
Laundry Size	7x2	Patio Size	12x12
Living Room (Y/N)	N	Dining Room (Y/N)	Y
Breakfast Room (Y/N)	N	Kitchen (Y/N)	Y
Great Room (Y/N)	Y	Den (Y/N)	N
Bonus/Rec Room (Y/N)	N	Master Bedroom (Y/N)	Y
Bedroom #2 (Y/N)	Y	Bedroom #3 (Y/N)	Y
Bedroom #4 (Y/N)	N	Laundry (Y/N)	Y
Florida Room (Y/N)	N	Patio (Y/N)	Y

FEATURES

STYLE	Contemporary	INTERIOR FEATURES	Attic Stairs Disappearing Cable Available Ceiling Fan Ceiling Cathedral/Vaulted Gas Dryer Hookup Open Floor Plan Smoke Detector	HEATING SYSTEM	Forced Air Natural Gas	DOCUMENTS WITH OFFER	Copy Earnest Money Check Lead Based Paint Letter Pre-approve/Proof of Fund Signed SDS
EXTERIOR FINISH	Wood			COOLING SYSTEM	Central Forced Electric	ON INTERNET	Yes
LOT DESCRIPTION	Corner Fenced Yard Level			FLOORS	Carpet	GARBAGE PICKUP	

FEATURES

Some Trees	Some Window Trtmnts	Hardwood	Private
FOUNDATION	MRBED FEATURES	Laminant Flooring	DRIVEWAY
Crawl Space	Full Bath	Vinyl	Paved
BASEMENT	Master on Main Lvl	WATER	CONDO REGIME INCLUDES
None	Shower Only	Public	None
EXTERIOR FEATURES	SPECIALTY ROOM	SEWER	AMENITIES INCLUDE
Patio	None	Public	Common Areas
Porch-Front	LAUNDRY LOCATION	WATER HEATER	SHOWING
ROOF	1st Floor	Gas	Appointment Only
Composition Shingle	Closet Style	STORAGE SPACE	Occupied
GARAGE FEATURES	APPLIANCES	Attic	Lockbox-Electronic
Door Opener	Cook Top-Gas	Garage	ADDITIONAL FEES
Side/Rear Entry	Dishwasher	DOCS ON FILE	None
	Disposal	Lead Based Paint Doc.	
	Microwave	Seller Disclosure	
	FIREPLACE		
	Gas Logs		

FINANCIAL

Total Taxes	\$746.00	Tax Year	2013
Tax Rate(4%/6%)	4%	In City	N
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N

MEMBER REMARKS

1412 sq ft per last appraiser measurement - sketch in associated docs. Acreage per CRS.

REMARKS

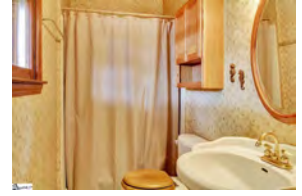
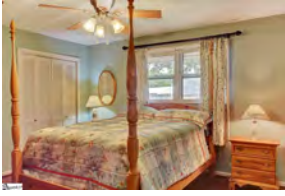
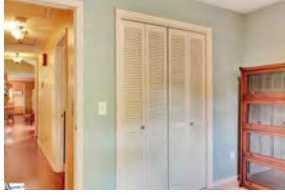
NEW PRICE! Beautiful, open contemporary home on a fenced-in corner lot that's over half an acre! Located in a prime Simpsonville location with easy access to I-385 and Fairview Rd conveniences. The great room boasts vaulted ceilings, large floor to ceiling windows that bring in lots of natural light, and a gorgeous brick gas logs fireplace. In move-in condition and the homeowner has put in lots of updates over the years. The backyard is completely fenced-in and features a large 12x12 patio, perfect for summer cook-outs and enjoying the warm evenings. Make an appointment to see it today before its gone.

SYNDICATION REMARKS

NEW PRICE! Listed by Sunil Varghese with WHAM. Call (864) 525-7449 for any questions or to schedule a showing. Beautiful, open contemporary home on a fenced-in corner lot that's over half an acre! Located in a prime Simpsonville location with easy access to I-385 and Fairview Rd conveniences. The great room boasts vaulted ceilings, large floor to ceiling windows that bring in lots of natural light, and a gorgeous brick gas logs fireplace. In move-in condition and the homeowner has put in lots of updates over the years. The backyard is completely fenced-in and features a large 12x12 patio, perfect for summer cook-outs and enjoying the warm evenings. Make an appointment to see it today before its gone.

ADDITIONAL PICTURES



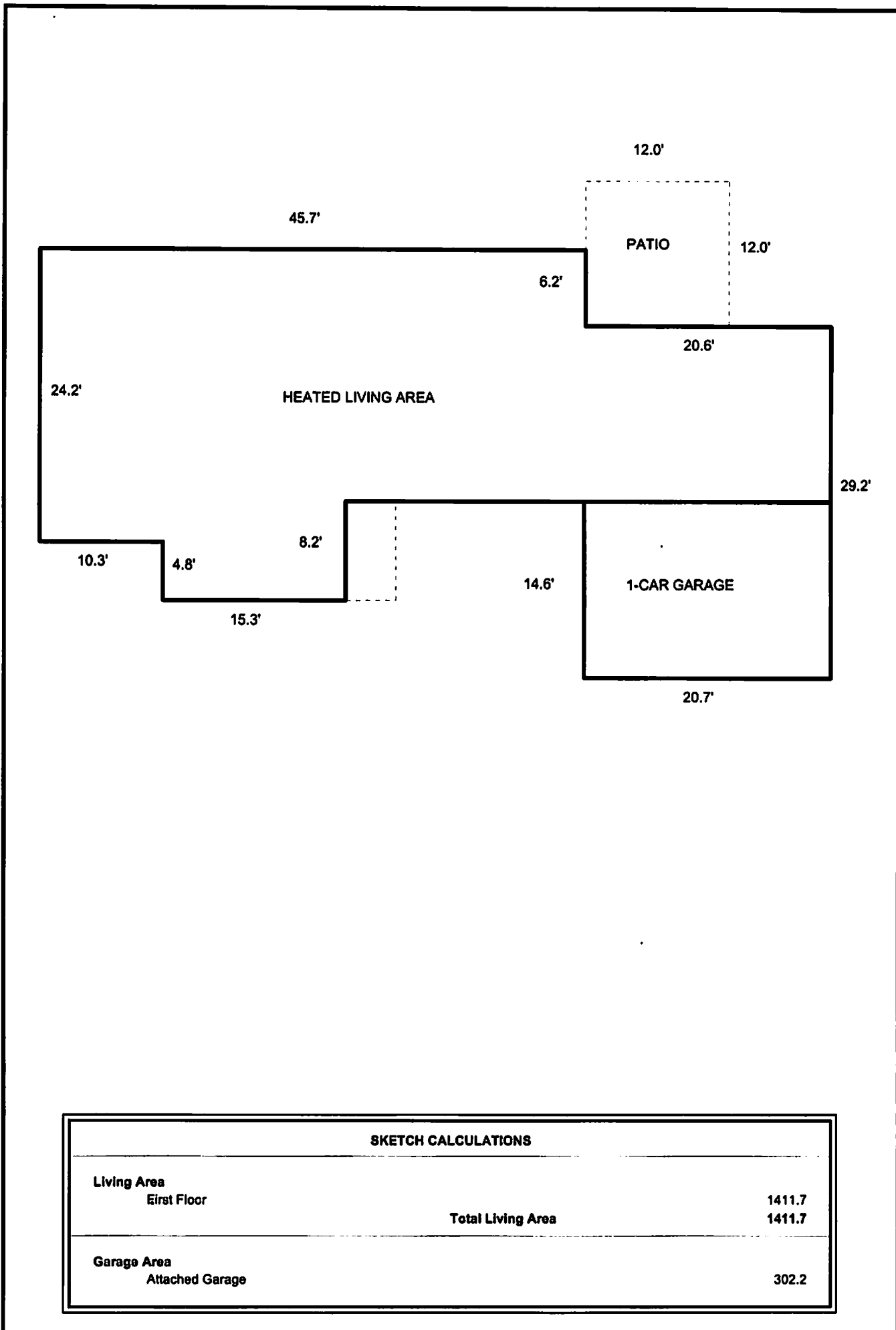


DISCLAIMER

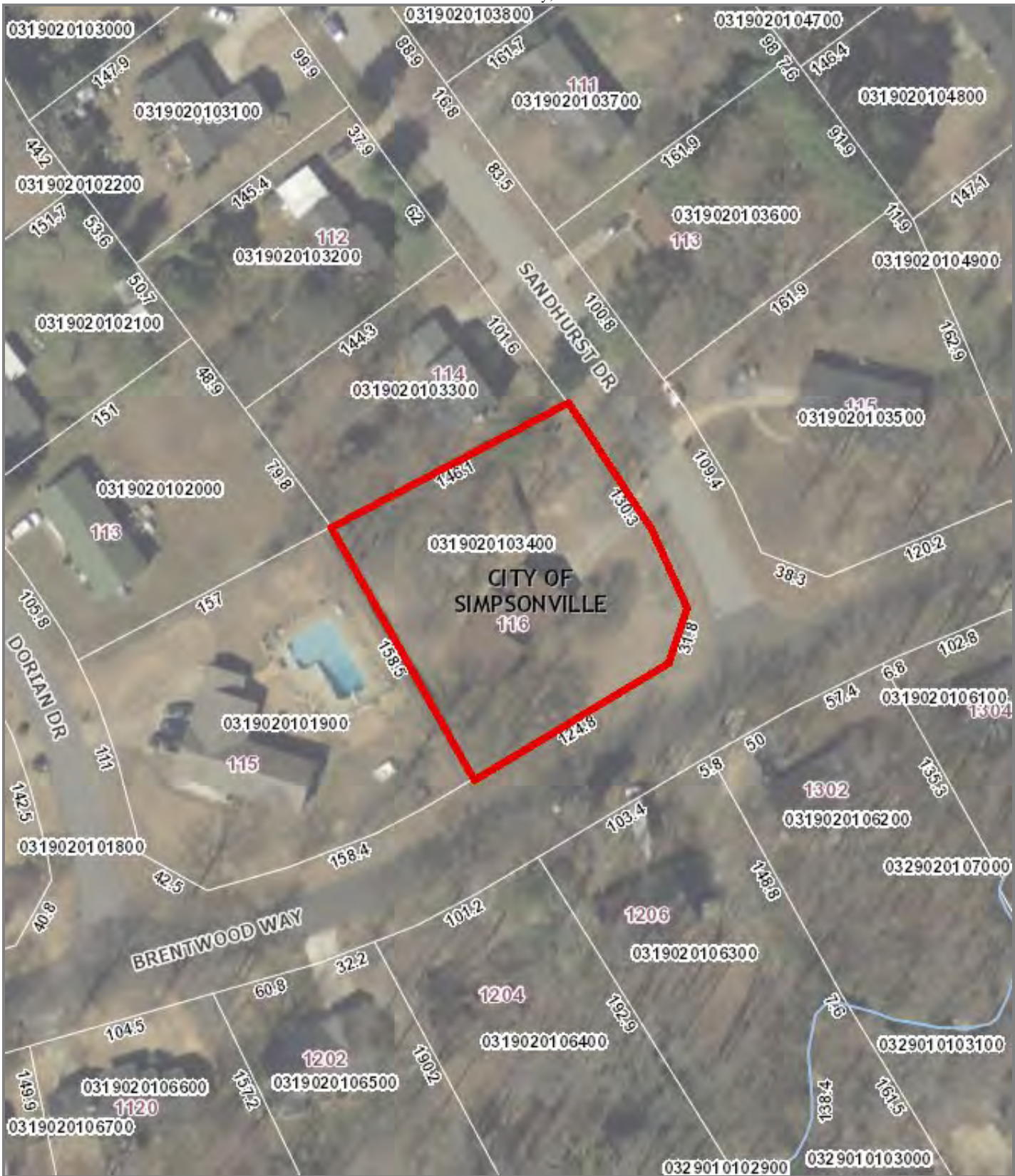
This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2014

Building Sketch (Page - 1)

Borrower/Client GRECO, MARY ANN C.			
Property Address 116 SANDHURST DR.			
City SIMPSONVILLE	County GREENVILLE	State SC	Zip Code 29680



SKETCH CALCULATIONS	
Living Area	1411.7
First Floor	1411.7
Total Living Area	
1411.7	
Garage Area	302.2
Attached Garage	302.2



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

**Map Scale
1 inch = 80 feet**



STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION
DISCLOSURE STATEMENT



The South Carolina Code of Laws (Title 27, Chapter 50, Article I) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract. This disclosure must be provided in connection with any sale, exchange, installment land sale, and lease with an option to purchase contract. This disclosure statement is not required in connection with transactions listed and exempted by South Carolina Code Section § 27-50-30.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered "yes" or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information. If owner fails to check "yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees. If a question is answered "no" for any question, the owner is stating that owner has no actual knowledge of any problem.

If a question is answered "no representation" for any question, owner is stating that owner is making no representation regarding the conditions or characteristics of the property, but owner still may have a duty to disclose information that is known or should have been known.

If a question is answered and subsequently new information is obtained or something changes to render the owner's answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

If owner is assisted in the sale of property by a real estate licensee, owner remains solely responsible for completing and delivering this disclosure statement to the purchaser. The real estate licensee must disclose material facts about the property if the real estate licensee knows or reasonably should have known about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchasers are solely responsible to consult with their attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

Property Address (including unit # or identifier) 116 Sandhurst Dr, Simpsonville, 29680

Owner: (YCS) (_____) Purchaser: (_____) (_____) acknowledge receipt of a copy of this page which is page 1 of 5.
REV: 7/2013

Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.

As owner, do you have any actual knowledge of any problem(s)* concerning?

*Problem includes present defects, malfunctions, damages, conditions, or characteristics.

I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM

	Yes	No	No Representation
1. Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water pressure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe water supply County City Private Corporate Community Well Other _____

B. Describe water disposal Septic Sewer Private Corporate Government Other _____

C. Describe water pipes PEX Copper PVC/CPVC Polybutylene Steel Other/Unknown _____

II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS

	Yes	No	No Representation
5. Roof system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Gutter system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Approximate year that current roof covering was installed or modified: 4-2010 . Approximate year structure was built: 1977

B. During your ownership, describe any known roof system leaks and repairs: roof was replaced on 4-2010 due to hail damage.

III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS

	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Heating system(s) (HVAC components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Cooling system(s) (HVAC components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Owner: (RM) (_____) Purchaser: (_____) (_____) acknowledge receipt of a copy of this page which is page 2 of 5.

- A. Describe Cooling System Central Ductless Heat Pump Window Other _____
- B. Describe Heating System Central Ductless Heat Pump Furnace Other _____
- C. Describe HVAC Power Oil Gas Electric Solar Other _____
- D. Describe HVAC system approximate age and any other HVAC system(s): replaced on 2010 15 year
energy efficient / single unit for heat and AC

IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS, THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED

- A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus:
none known
- B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):
termite spray 2009 done by self. (preventative - no known problem)
inspection done Sept 2009. - no infestation
- C. Describe any known present pest infestations:
none.

V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY

Apply this question below and the three answer choices to the numbered issues (15-23) on this disclosure.
 As owner, do you have any actual knowledge or notice concerning the following:

	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, insurance issues, or governmental actions that could affect title to the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Room additions or structural changes to the property during your ownership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Problems caused by fire, smoke, or water to the property during your ownership	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Drainage, soil stability, atmosphere, or underground problems affecting the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Erosion or erosion control affecting the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Flood hazards, wetlands, or flood hazard designations affecting the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Flood insurance covering the property	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- A. Describe any green energy, recycling, sustainability or disability features for the property: none
- B. Describe any Department of Motor Vehicles titled manufactured housing on the property: none

Owner: (Mg) (_____) Purchaser: (_____) (_____) acknowledge receipt of a copy of this page which is page 3 of 5.

VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: NONE

VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING

A. Describe the lease terms and any leasing problems, if any: NONE

B. State the name and contact information for any property management company involved (if any): NONE

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: NONE

VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY

A. Describe any utility company financed or leased property on the real property: NONE

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: NONE

IX. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED

Owner: (Mf) (_____) Purchaser: (_____) (_____) acknowledge receipt of a copy of this page which is page 4 of 5.

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own off site conditions and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the on site or off site conditions of the property and improvements. Purchasers should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online (www.scstatehouse.gov or other websites).

Current status of property or factors which may affect the closing:

- | | | | |
|--|--------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> Owner occupied | <input type="checkbox"/> Short sale | <input type="checkbox"/> Bankruptcy | <input type="checkbox"/> Vacant (How long vacant?) _____ |
| <input type="checkbox"/> Leased | <input type="checkbox"/> Foreclosure | <input type="checkbox"/> Estate | <input type="checkbox"/> Other: _____ |

A Residential Property Condition Disclosure Statement Addendum is is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Mary Anne Greco Date: 4-20-14 Time: 7:12AM

Owner Printed Name: Mary Anne Greco

Owner Signature: _____ Date: _____ Time: _____

Owner Printed Name: _____

Purchaser acknowledges prior to signing this disclosure:

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of on site and off site conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchasers have sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____

Purchaser Signature: _____ Date: _____ Time: _____

Purchaser Printed Name: _____



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS ADDENDUM FOR AGREEMENT TO BUY AND SELL REAL ESTATE

Property Address: 116 Sandhurst Dr, Simpsonville, SC 29680

Lead Warning Statement

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

MSJ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

MSJ (b) Records and reports available to the seller (check one below):

Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

____ (c) Buyer has received copies of all information listed above.
____ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
____ (e) Buyer has (check one below):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

SV (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>Maureen Greer</u>	<u>4-22-14</u>		
Seller	Date	Seller	Date
<u>[Signature]</u>	<u>4/22/14</u>		
Agent	Date	Agent	Date
Buyer	Date	Buyer	Date