

MILD # Class Type

130593/ Residential Single Family -Detached

Area Subdivision

The Courtyards on West Georgia Road

Listing Price \$351,900 Address 346 Laguna Lane

Simpsonville State SC Zip 29680 Status Active Sale/Rent For Sale

City

or pearooms # of Full Baths # of Half Baths # of Stories Approx Age

3 Two

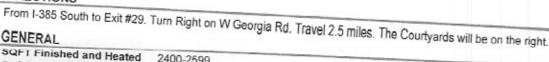
New/Never Lived

Garage Type

Attached Garage Garage Capacity Two







2400-2599 # of Bedrooms Main Level # Full Baths on Main Lvl 2 # of Rooms Below Grade 0 # of Fireplaces Approx Year Built 2015 **Builders Name** Model Name County Tax ID Number

Virani LLC Derbyville Greenville 0575270102800 00/52/0102800 Legal Lot Number 17 0.18

Approx # of Acres Approx Lot Dimensions Elementary School

6939x109.98x70.06x109.92 Ellen Woodside Woodmont

Middle School High School Associated Document Count 0 LeadBased Paint Disc Req? No Res. Property Disc. Req? No IDX Include Y **VOW Include** Yes **VOW Address** Yes **VOW Comment** Yes VOW AVM Vac Showing Contact # for Appts

Enable Schedule-It (Y/N) No Agent

Listing Office 1

Days On Market Cumulative DOM Agent Hit Count Client Hit Count

Listing Type Agency Relationship

BA SA Variable Rate Com Original Price

Listing Date Input Date Price Date

Status Date **Update Date** HotSheet Date Call Specified Appointment Center

864-294-0006

ANNELL B PILARTE-BAILEY - Cell: 864-346

COLDWELL BANKER CAINE WILLIAMS ST. -MAIN: 864-250-2850

212 100 8

Exclusive Right to Sell Buyer Agent

3 0 \$351,900

8/3/2015 8/3/2015 3:17 PM 8/3/2015

8/3/2015 9/3/2015 8/3/2015

ROOM DIMENSIONS

Dining Rm Size 12x13 Kitchen Size 12x12 Master Bedroom Size 16x13 Bedroom #3 Size 12x11 Laundry Size 9x6 Dining Room (Y/N) Y Kitchen (Y/N) Y Den (Y/N) N Master Bedroom (Y/N) Bedroom #3 (Y/N) Y Laundry (Y/N) Y Picture 14

Breakfast Room Size 12x10 Great Room Size 19x16 Bedroom #2 Size 11x12 Bedroom #4 Size 12x11 Living Room (Y/N) Breakfast Room (Y/N) Y Great Room (Y/N) Bonus/Rec Room (Y/N) N Bedroom #2 (Y/N) Bedroom #4 (Y/N) Υ Florida Room (Y/N)

FEATURES

STYLE Traditional EXTERIOR FINISH Brick Veneer-Partial Concrete Plank LOT DESCRIPTION 09/12/2015 11:45 AM INTERIOR FEATURES Cable Available

Ceiling 9ft+ Ceiling Fan

Ceiling Cathedral/Vaulted Ceiling Smooth

MLS #:

1305937

APPLIANCES Cook Top-Gas Disposal Microwave Oven(s)-Wall Refrigerator 346 Laguna Lane WATER HEATER Gas Tankless STORAGE SPACE Attic DOCS ON FILE

Page 1 of 3

I CHUCU LOIN Level

FOUNDATION

Crawl Space BASEMENT

None

EXTERIOR FEATURES

Deck

Tilt Out Windows Sprkir in Grnd-Full Yard

ROOF

Architectural

GARAGE FEATURES

Door Opener

Coming riey Countertops Granite Open Floor Plan Smoke Detector Walk In Closet MRBED FEATURES

Double Sink Full Bath

Master on Main Lvl Shower-Separate Tub-Separate

Walk-in Closet SPECIALTY ROOM

Greenville

LAUNDRY LOCATION

Sink 1st Floor Walk-in

Ice Machine FIREPLACE Gas Logs

Gas Starter HEATING SYSTEM

Baseboard Natural Gas Damper Controlled

COOLING SYSTEM

Central Forced

Electric **FLOORS**

> Carpet Ceramic Tile Hardwood

WATER Public SEWER

Public

HUUSE I IGHS

DOCUMENTS WITH OFFER

Copy Earnest Money Check Pre-approve/Proof of Fund Specified Sales Contract

ON INTERNET

Yes

GARBAGE PICKUP

Public DRIVEWAY Paved

CONDO REGIME INCLUDES

None

AMENITIES INCLUDE

Lights

Some Sidewalks

SHOWING

Show Anytime ADDITIONAL FEES

None

FINANCIAL.

Total Taxes \$0.00 Tax Year 2014 Tax Rate(4%/6%) 6 In City N HOA (Y/N) Υ HOA/Regime Fee\$ \$450 HOA/Regime Fee Mandatory Yes **HOA Term** Annual Short Sale (Y/N) Foreclosure (Y/N) N Auction (Y/N) Electric Co. Duke Gas Co. Piedmont Phone Co. AT&T

Water Co. REMARKS

Spacious in design, this home features 2 bedrooms on the main level, (including the master bedroom), and 2 bedrooms upstairs with the opportunity to finish the large bonus room, or simply use the area for storage galore! This home is built on a crawl space and features on-site finished hardwood floors in the foyer, dining room, great room, kitchen, and breakfast area. Ceramic tile is laid in all bathrooms and laundry. The gournet kitchen will feature stainless steel appliances, including a wall oven and microwave, gas cooktop, dishwasher and refrigerator. Kitchen cabinetry is an upgraded maple either glazed or painted with granite counters and ceramic tile backsplash. The Master Suite includes a large walk-in closet and a bathroom with a tile shower with two shower heads and granite counters. The foyer and great room feature soaring volume ceilings and a gorgeous covered rear deck. This home also features LED can light trim with 5 years of bulb life. All this located within minutes of shopping, restaurants, the interstate, and more!

SYNDICATION REMARKS

Listed by Annell Bailey. For more information call (864) 346-0598 or email abailey@cbcaine.com Spacious in design, this home features 2 bedrooms on the main level, (including the master bedroom), and 2 bedrooms upstairs with the opportunity to finish the large bonus room, or simply use the area for storage galore! This home is built on a crawl space and features on-site finished hardwood floors in the foyer, dining room, great room, kitchen, and breakfast area. Ceramic tile is laid in all bathrooms and laundry. The gourmet kitchen will feature stainless steel appliances, including a wall oven and microwave, gas cooktop, dishwasher and refrigerator. Kitchen cabinetry is an upgraded maple either glazed or painted with granite counters and ceramic tile backsplash. The Master Suite includes a large walk-in closet and a bathroom with a tile shower with two shower heads and granite counters. The foyer and great room feature soaring volume ceilings and a gorgeous covered rear deck. This home also features LED can light trim with 5 years of bulb life. All this located within minutes of shopping, restaurants, the interstate, and more!

ADDITIONAL PICTURES



















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