



MLS #	1305932	# of Bedrooms	3
Class	Residential	# of Full Baths	3
Type	Single Family	# of Half Baths	0
	-Detached	# of Stories	Two
Area	041	Approx Age	New/Never Lived
Subdivision	The Courtyards on		In
	West Georgia Road	Garage Type	Attached Garage
Listing Price	\$379,950	Garage Capacity	Two
Address	342 Laguna Lane		
City	Simpsonville		
State	SC		
Zip	29680		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

From I-85 South to Exit #29. Turn Right on W. Georgia Road. Travel approx. 2.5 miles. The Courtyards will be on the right.

GENERAL

SQFT Finished and Heated	2600-2799	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	2	Contact # for Appts	864-294-0006
# Full Baths on Main Lvl	2	Enable Schedule-It (Y/N)	No
# of BRs Below Grade	0	Agent	ANNELL B PILARTE-BAILEY - Cell: 864-346-0598
# of Rooms Below Grade	0	Listing Office 1	COLDWELL BANKER CAINE WILLIAMS ST. - MAIN: 864-250-2850
# of Fireplaces	1	Days On Market	40
Approx Year Built	2015	Cumulative DOM	40
Builders Name	Virani LLC	Agent Hit Count	95
Model Name	Vera II	Client Hit Count	8
County	Greenville	Listing Type	Exclusive Right to Sell
Tax ID Number	0575270102900	Agency Relationship	Buyer Agent
Tax ID	0575270102900	BA	3
Legal Lot Number	18	SA	2
Approx # of Acres	0.18	Variable Rate Com	N
Approx Lot Dimensions	110x70x110x70	Bonus	N
Elementary School	Ellen Woodside	Original Price	\$379,950
Middle School	Woodmont	Listing Date	8/3/2015
High School	Woodmont	Input Date	8/3/2015 2:57 PM
Associated Document Count	0	Price Date	8/3/2015
LeadBased Paint Disc Req?	No	Status Date	8/3/2015
Res. Property Disc. Req?	No	Update Date	9/3/2015
IDX Include	Y	HotSheet Date	8/3/2015
VOW Include	Yes		
VOW Address	Yes		
VOW Comment	Yes		
VOW AVM	Yes		

ROOM DIMENSIONS

Dining Rm Size	11x13	Breakfast Room Size	10x10
Kitchen Size	10x13	Great Room Size	18x20
Bonus/Rec Rm Size	22x16	Master Bedroom Size	14x18
Bedroom #2 Size	11x14	Bedroom #3 Size	13x12
Laundry Size	7x12	Living Room (Y/N)	N
Dining Room (Y/N)	Y	Breakfast Room (Y/N)	Y
Kitchen (Y/N)	Y	Great Room (Y/N)	Y
Den (Y/N)	N	Bonus/Rec Room (Y/N)	Y
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
Picture	22		

FEATURES

STYLE	INTERIOR FEATURES	APPLIANCES	WATER HEATER
Ranch	Cable Available	Cook Top-Gas	Gas
Traditional	Ceiling 9ft+	Dishwasher	Tankless
EXTERIOR FINISH	Ceiling Fan	Disposal	STORAGE SPACE
Brick Veneer-Partial	Ceiling Cathedral/Vaulted	Microwave	Attic
09/12/2015 11:46 AM	MLS #: 1305932	342 Laguna Lane	

CONCRETE FLOOR
 Stone
LOT DESCRIPTION
 Fenced Yard
 Level
FOUNDATION
 Crawl Space
BASEMENT
 None
EXTERIOR FEATURES
 Deck
 Tilt Out Windows
 Sprklr In Grnd-Full Yard
ROOF
 Architectural
GARAGE FEATURES
 Door Opener

Ceiling Structure
 Ceiling Trey
 Countertops Granite
 Open Floor Plan
 Smoke Detector
 Walk In Closet
MRBED FEATURES
 Double Sink
 Full Bath
 Master on Main Lvl
 Shower-Separate
 Sitting Room
 Tub-Separate
 Walk-in Closet
SPECIALTY ROOM
 Loft
 Media Room/Home Theater
 Bonus Room/Rec Room
LAUNDRY LOCATION
 Sink
 1st Floor
 Walk-in

Refrigerator
 Oven-Gas
 Ice Machine
FIREPLACE
 Gas Logs
 Gas Starter
 Ventless
HEATING SYSTEM
 Baseboard
 Natural Gas
 Damper Controlled
COOLING SYSTEM
 Central Forced
 Electric
FLOORS
 Carpet
 Ceramic Tile
 Hardwood
WATER
 Public
SEWER
 Public

DOCS ON FILE
 House Plans
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)	Y	HOA/Regime Fee\$	\$450
HOA/Regime Fee Mandatory	Yes	HOA Term	Annual
Short Sale (Y/N)	N	Foreclosure (Y/N)	N
Auction (Y/N)	N	Electric Co.	Duke
Gas Co.	Piedmont	Phone Co.	AT&T
Water Co.	Greenville Water		

REMARKS

The Vera II is an elegant floor plan with everything you would expect from a custom builder. This home features the sought after Owner's Suite and a Guest Bedroom on the Main Level, a Formal Dining Room, Great Room, Gourmet Kitchen with an oversized walk-in Pantry, a Laundry Room, Mud Hall with Bench, and a Covered Rear Deck. The Gourmet Kitchen is fabulous in design featuring Granite Counters, Custom Cabinetry with Under Cabinet Lighting, Soft Close Drawers, Pullout Double Trash Drawer, Ceramic Tile Backsplash with a Pot-filler over the Gas Cooktop, Stainless Steel Appliances including a Refrigerator, and a large Eat-in Island. On-site finished Hardwood Floors in the Main Living Areas, Hardwood Stairs and upgraded carpet in bedrooms. The Second Level includes one Bedroom and a Loft. Other features include a Laundry Room with Cabinets and Utility Sink, 30-Year Architectural Shingles, Fully Sodded Yard with Irrigation Front and Back, Gutters with Downspouts, Gas Grill hook-up at Rear Deck, Gas Tankless Water Heater, Radiant Roof Barrier, and more! All homes have a brick rear wall enclosing the backyard giving the homeowner their own private courtyard that withstands the deterioration a wooden fence would provide. All this conveniently located close to I-385, shopping, restaurants, and more!

SYNDICATION REMARKS

Listed by Annell Bailey. For more information call (864) 346-0598 or email abailey@cbcaine.com The Vera II is an elegant floor plan with everything you would expect from a custom builder. This home features the sought after Owner's Suite and a Guest Bedroom on the Main Level, a Formal Dining Room, Great Room, Gourmet Kitchen with an oversized walk-in Pantry, a Laundry Room, Mud Hall with Bench, and a Covered Rear Deck. The Gourmet Kitchen is fabulous in design featuring Granite Counters, Custom Cabinetry with Under Cabinet Lighting, Soft Close Drawers, Pullout Double Trash Drawer, Ceramic Tile Backsplash with a Pot-filler over the Gas Cooktop, Stainless Steel Appliances including a Refrigerator, and a large Eat-in Island. On-site finished Hardwood Floors in the Main Living Areas, Hardwood Stairs and upgraded carpet in bedrooms. The Second Level includes one Bedroom and a Loft. Other features include a Laundry Room with Cabinets and Utility Sink, 30-Year Architectural Shingles, Fully Sodded Yard with Irrigation Front and Back, Gutters with Downspouts, Gas Grill hook-up at Rear Deck, Gas Tankless Water Heater, Radiant Roof Barrier, and more! All homes have a brick rear wall enclosing the backyard giving the homeowner their own private courtyard that withstands the deterioration a wooden fence would provide. All this conveniently located close to I-385, shopping, restaurants, and more!

ADDITIONAL PICTURES

