

ALL FIELDS DETAIL



MLS #	1227762	# of Bedrooms	4
Status	Active	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	1
Address	256 Rachel Evans Drive	Garage Capacity	Two
City	Boiling Springs	# of Stories	Two
State	SC	Approx Age	1-5
Zip	29316	County	Spartanburg
Area	015	Garage Type	Attached Garage
Class	Residential		
Listing Price	\$141,500		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

# of BRs Below Grade	0	# of Fireplaces	1
SQFT Finished and Heated	2000-2199	Subdivision	Evanw ood, 015
Tax ID Number	25000459.00	Approx # of Acres	0.21
Approx Year Built	2006	Model Name	Milan
Elementary School	Hendrix	Middle School	Boiling Springs
High School	Boiling Springs	Builders Name	Lennar
Agent	WAYNE R KIEST - Cell: (864) 525-8957	Listing Office 1	WAVELAND PROPERTY SERVICES LLC - Offic: (864) 525-8957
SA	0	BA	3
Variable Rate Com	N	Listing Type	Exclusive Right to Sell
Agency Relationship	Buyer Agent	Listing Date	7/29/2011
Associated Document Count	0	Living Room (Y/N)	Y
Living Room Size	16x18	Dining Room (Y/N)	Y
Dining Rm Size	11x13	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Kitchen Size	19x11
Great Room (Y/N)	N	Den (Y/N)	N
Bonus/Rec Room (Y/N)	N	Florida Room (Y/N)	N
Patio (Y/N)	Y	Patio Size	9x10
Laundry (Y/N)	Y	Laundry Size	6x6
Master Bedroom (Y/N)	Y	Master Bedroom Size	16x12
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	10x10
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	10x11
Bedroom #4 (Y/N)	Y	Bedroom #4 Size	10x11
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
# of Rooms Below Grade	0	# of Bedrooms Main Level	0
Status Date	8/2/2011	# Full Baths on Main Lvl	0
Showing	Call Listing Agent	Contact # for Appts	864-525-8957
Directions	From I-85 exit 72 (hw y 176). North towards Boiling Springs. Right on Belcher Road, the right on Old John Dodd Rd. Evanw ood Subdivision on Left. Left onto Shadow Dance Lane, then quick left on Rachel Evans Drive. Continue into Cul De Sac.	Update Date	8/2/2011
Cumulative DOM	4	Agent Hit Count	0
Client Hit Count	0	Original Price	\$141,500
Days On Market	4		

FEATURES

STYLE Traditional	GARAGE FEATURES Door Opener	APPLIANCES Dishwasher Disposal	DOCS ON FILE Restrict.Cov/By-Laws Seller Disclosure
EXTERIOR FINISH Brick Veneer-Partial Vinyl Siding	INTERIOR FEATURES Attic Stairs Disappearing Cable Available Ceiling Fan	FIREPLACE Ventless	DOCUMENTS WITH OFFER Copy Earnest Money Check Pre-Approval Letter
LOT DESCRIPTION Cul-de-Sac Fenced Yard Some Trees	FOUNDATION Slab	HEATING SYSTEM Forced Air Natural Gas	ON INTERNET Yes
BASEMENT	FOUNDATION Slab	COOLING SYSTEM Central Forced Electric	GARBAGE PICKUP Private
	BASEMENT Walk In Closet	FLOORS	DRIVEWAY Paved

FEATURES

None	Countertops-Other	Carpet	CONDO REGIME INCLUDES
EXTERIOR FEATURES	MIRBED FEATURES	Hardw ood	
Patio	Double Sink	Vinyl	Common Area-Electric
Window s-Thermal	Full Bath	WATER	Pool
ROOF	Master on 2nd Lvl	Public	Street Lights
Composition Shingle	Show er-Separate	SEWER	Restrictive Covenants
	Tub-Garden	Public	AMENITIES INCLUDE
	Walk-in Closet	WATER HEATER	Pool
	SPECIALTY ROOM	Gas	SHOWING
	Laundry	STORAGE SPACE	Advance Notice Required
	LAUNDRY LOCATION	Garage	Lockbox-Combination
	1st Floor		ADDITIONAL FEES
			None

FINANCIAL

Total Taxes	3369.00	Tax Year	2010
Tax Rate(4%/6%)	6	In City	N
HOA (Y/N)	Y	HOA/Regime Fee\$	325
HOA/Regime Fee Mandatory	Yes	HOA Term	Annual
Foreclosure (Y/N)	N	Auction (Y/N)	N
Electric Co.	Duke Energy	Gas Co.	Piedmont
Water Co.	Inman-Campobello		

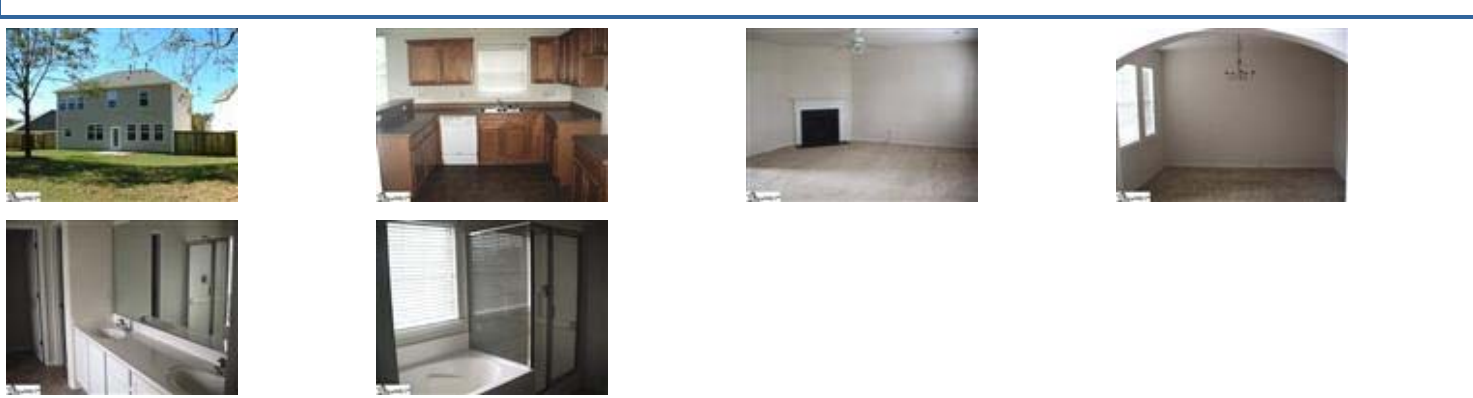
MEMBER REMARKS

BUYER'S AGENT TO VERIFY ALL INFORMATION

REMARKS

Easy Access to I-85. Quiet Community. 4 bedroom, 2.5 bath home located in a pool community, is in great condition. Features a large formal dining room plus eat-in kitchen, open great room w ith ventless gas log fireplace, oversized kitchen plus panty. Large master bedroom w ith w alk-in closet. 2-car garage and large fenced rear yard. Home in low traffic cul de sac. Appliances not present but w ill be provided.

ADDITIONAL PICTURES



DISCLAIMER

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