

ALL FIELDS DETAIL



front

MLS #	1265513	# of Bedrooms	4
Status	Active	# of Full Baths	2
Type	Single Family-Detached	# of Half Baths	1
Address	326 Waterton Way	Garage Capacity	Two
City	Simpsonville	# of Stories	Two
State	SC	Approx Age	11-20
Zip	29680	Garage Type	Attached Garage
Area	041		
Class	Residential		
Listing Price	\$191,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Enable Schedule-It (Y/N)	No	County	Greenville
# of Fireplaces	1	SQFT Finished and Heated	2400-2599
Subdivision	Waterton	Tax ID Number	0566.06-01-041.00
Approx # of Acres	0.40	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	8/18/2013	Associated Document Count	0
Living Room (Y/N)	Y	Living Room Size	15x18
Dining Room (Y/N)	Y	Dining Rm Size	11x14
Breakfast Room (Y/N)	N	Kitchen (Y/N)	Y
Kitchen Size	15x19	Great Room (Y/N)	N
Den (Y/N)	N	Bonus/Rec Room (Y/N)	Y
Bonus/Rec Rm Size	18x14	Florida Room (Y/N)	N
Deck (Y/N)	Y	Deck Size	20x10
Laundry (Y/N)	Y	Laundry Size	5x6
Master Bedroom (Y/N)	Y	Master Bedroom Size	15x15
Bedroom #2 (Y/N)	Y	Bedroom #2 Size	17x14
Bedroom #3 (Y/N)	Y	Bedroom #3 Size	10x14
Bedroom #4 (Y/N)	Y	Bedroom #4 Size	11x14
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
# of Rooms Below Grade	0	# of Bedrooms Main Level	1
Status Date	8/26/2013	HotSheet Date	8/26/2013
Price Date	8/26/2013	Input Date	8/26/2013 8:47:00 AM
# Full Baths on Main Lvl	1	Showing	Call Listing Agent
Contact # for Appts	864-525-8957	Directions	I-385S to Exit 26 (Harrison Bridge Rd), right off exit ramp. At 2nd traffic light, left into Waterton subdivision. Will be towards rear of community on right.
Update Date	8/26/2013	Cumulative DOM	8
Agent Hit Count	4	Client Hit Count	0
Original Price	\$191,000	Days On Market	8

FEATURES

STYLE Traditional	MRBED FEATURES Double Sink Full Bath Master on Main Lvl Shower-Separate Tub-Separate Walk-in Closet	COOLING SYSTEM Central Forced Electric	ON INTERNET Yes
EXTERIOR FINISH Brick Veneer-Partial Vinyl Siding	SPECIALTY ROOM Laundry Bonus Room/Rec Room	FLOORS Carpet Ceramic Tile Hardwood	GARBAGE PICKUP Private
LOT DESCRIPTION Fenced Yard Sloped Gently	LAUNDRY LOCATION 1st Floor	WATER Public	DRIVEWAY Paved
FOUNDATION Slab	APPLIANCES	SEWER Public	CONDO REGIME INCLUDES Pool Recreation Facilities Street Lights Restrictive Covenants
BASEMENT None		WATER HEATER Gas	AMENITIES INCLUDE Athletic Facilities Field Path Playground
EXTERIOR FEATURES Windows-Thermal		STORAGE SPACE Garage	

FEATURES

Composition Shingle	Dishwasher	Out Building	Pool
GARAGE FEATURES	Microwave	DOCS ON FILE	SHOWING
Door Opener	Refrigerator	Seller Disclosure	Vacant
INTERIOR FEATURES	Oven-Gas	DOCUMENTS WITH OFFER	Lockbox-Electronic
Ceiling Trey	FIREPLACE	Copy Earnest Money Check	No Appointment Required
Smoke Detector	Wood Burning Fireplace	Pre-Approval Letter	ADDITIONAL FEES
	HEATING SYSTEM		None
	Forced Air		
	Natural Gas		

FINANCIAL

Total Taxes	\$1,092.23	Tax Year	2012
Tax Rate(4%/6%)	4	In City	N
HOA (Y/N)	Y	HOA/Regime Fee\$	\$295
HOA/Regime Fee Mandatory	Yes	HOA Term	Annual
Short Sale (Y/N)	N	Foreclosure (Y/N)	N
Auction (Y/N)	N	Electric Co.	Duke Energy
Gas Co.	Fountain Inn Natural Gas	Water Co.	Greenville Water

MEMBER REMARKS

Property is eligible for USDA 100% rural housing loan. If Sq footage is improtant to client, Buyer Agent to verify SF.

REMARKS

Wonderfully well maintained 4 bedroom/2.5 bath home with large bonus room, located in quiet neighborhood. Nestled away from all the hustle & bustle of Fairview Rd, but just minutes to plenty of shopping, dining, & interstate. Newer Stainless appliances in the large open kitchen with great prep island. Spacious master on ground level with plenty of closet space. Wood burning fireplace. Large deck for entertaining. Extensive landscaping with one of the largest lots in the Waterton community and it's fenced. Outbuilding- for extra storage or could be workshop. Great neighborhood amenities including Junior Olympic pool, skateboard park, playground, walking trails, soccer/football field, & pond. Located in rear of community with very little traffic. Home is eligible for USDA 100% rural housing loan.

SYNDICATION REMARKS

Wonderfully well maintained 4 bedroom/2.5 bath home with large bonus room, located in quiet neighborhood. Nestled away from all the hustle & bustle of Fairview Rd, but just minutes to plenty of shopping, dining, & interstate. Newer Stainless appliances in the large open kitchen with great prep island. Spacious master on ground level with plenty of closet space. Wood burning fireplace. Large deck for entertaining. Extensive landscaping with one of the largest lots in the Waterton community and it's fenced. Outbuilding- for extra storage or could be workshop. Great neighborhood amenities including Junior Olympic pool, skateboard park, playground, walking trails, soccer/football field, & pond. Located in rear of community with very little traffic. Home is eligible for USDA 100% rural housing loan.

ADDITIONAL PICTURES



Rear View



rear



rear yard



rear yard



kitchen



Sitting Area



Master Bedroom



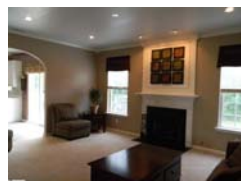
Master Bedroom



Master Bath



Master Bath



Living Room



Living Room



Dining Room



Bonus Room



Bonus Room



bedroom 2



bedroom 3



bedroom 4



upstairs bath

DISCLAIMER

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