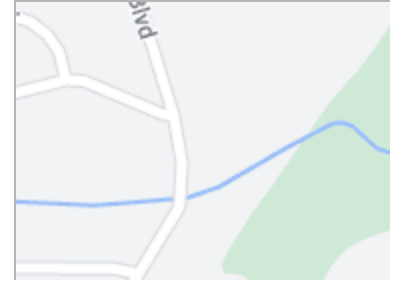


ALL FIELDS DETAIL



MLS #	1518663	# of Bedrooms	4
Class	Residential	# of Full Baths	1
Type	Single Family	# of Half Baths	0
Area	073	# of Stories	1+Basement
Subdivision	Fresh Meadow Farms	Approx Age	50+
Listing Price	\$289,000	Parking Type	Detached Carport
Address	303 High Valley Boulevard	Garage Total Capacity	2
City	Greenville		
State	SC		
Zip	29605		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

Directions From Downtown take Church Street towards I-85. Take a Left on Henrydale Ave. Take Right onto grove Road @ Prisma Greenville Memorial Hospital. Take Left on Old Grove Road & immediate Left turn onto High Valley Blvd. House is down 1 mile on the left side.

GENERAL

Total SQFT Finished/Heated	1200-1399	Showing	Other
Below Grade Finished Sq Ft Range	None	Detailed Showing Inst	CALL OWNER DIRECTLY
Other Rooms Finished Sq Ft Range	None	Contact # for Appts/Questions	864-419-5966
Unfinished Sq Ft Range	None	Agent	Terri G Warner
# of Bedrooms Main Level	4	Agent License ID	38561
# Full Baths on Main Lvl	1	Listing Office 1	Hive Realty, LLC - Off: 864-350-9300
# of BRs Below Grade	0	Brokerage License ID	20118
# of Rooms Below Grade	0	Owner Name	Janie & Haley Stephens
# of Fireplaces	0	Owner Phone	864-419-5966
Approx Year Built	1952	Days On Market	3
County	Greenville	Cumulative DOM	3
Zoning	R-12	Agent Hit Count	82
Tax ID Number	WG01020103300	Client Hit Count	13
Tax ID	WG01020103300	Listing Type	Exclusive Right to Sell - MLS Entry-Only Listing
Legal Lot Number	90,91	BA%/\$	1.5
Lot Size/Acreage	1 - 2 Acres	SA%/\$	0
Approx # of Acres	1.00	TB%/\$	1.5
Elementary School	Augusta Circle	Variable Rate Com	N
Middle School	Hughes	Original Price	\$289,000
High School	Greenville	Listing Date	2/9/2024
Associated Document Count	1	Input Date	2/9/2024 11:48 AM
LeadBased Paint Disc Req?	Yes	Input Date	2/9/2024 11:48 AM
Res. Property Disc. Req?	No	Price Date	2/9/2024
Geocode Quality	Exact Match	Status Date	2/9/2024
Picture Count	21	Update Date	2/12/2024
On Internet	Yes	HotSheet Date	2/9/2024
IDX Include	Y	Update Date	2/12/2024 8:28 AM
VOW Include	Yes		
VOW Address	Yes		
VOW Comment	Yes		
VOW AVM	Yes		
Local Logic	Yes		

ROOM DIMENSIONS

Approx. Living Room Size	12x20	Approx. Kitchen Size	10x10
Approx. Master Bedroom Size	15x10	Approx. Bedroom #2 Size	14x12
Approx. Bedroom #3 Size	10x12	Approx. Bedroom #4 Size	10x7
Living Room (Y/N)	Y	Dining Room (Y/N)	N
Breakfast Room (Y/N)	N	Kitchen (Y/N)	Y
Great Room (Y/N)	N	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)	Y	Laundry (Y/N)	N

ROOM DIMENSIONS

Sun Room (Y/N) N

FEATURES

STYLE Bungalow	DRIVEWAY Paved Concrete	APPLIANCES Dishwasher Refrigerator Stand Alone Rng-Electric	DOCS ON FILE Lead Based Paint Doc.
EXTERIOR FINISH Vinyl Siding	INTERIOR FEATURES Ceiling Fan Countertops-Solid Surface Smoke Detector	FIREPLACE None	DOCUMENTS WITH OFFER As Is Addendum Copy Earnest Money Check Lead Based Paint Letter Pre-approve/Proof of Fund Signed SDS
LOT DESCRIPTION Level Some Trees	MRBED FEATURES Full Bath Master on Main Lvl Tub/Shower	HEATING SYSTEM Natural Gas	POSSESSION At Close
FOUNDATION Crawl Space	SPECIALTY ROOM Laundry Breakfast Area Unfinished Space	COOLING SYSTEM Electric	GARBAGE PICKUP Public
BASEMENT Unfinished	LAUNDRY 1st Floor Dryer – Electric Hookup Washer Connection	FLOORS Wood Laminate Flooring	HOA Fee Includes None
EXTERIOR FEATURES Disability Access Patio Some Storm Doors Vinyl/Aluminum Trim Windows-Insulated		WATER Public	Community Amenities None
ROOF Architectural		SEWER Public	SHOWING Other/See Remarks
PARKING/GARAGE Carport 2 Cars		WATER HEATER Gas	ADDITIONAL FEES None
		STORAGE SPACE Basement	DISABILITY FEATURES Exterior Ramp

FINANCIAL

Total Taxes	\$4,730.00	Tax Year	2023
Tax Rate(4%/6%)	6%	In City	Y
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N
Electric Co.	Duke Power	Gas Co.	Piedmont Gas
Water Co.	Greenville Water		

MEMBER REMARKS

Member Remarks Per sections 2(a) & 2(b) of MLS Rules and Regulations, Listing Agent gives Buyer's Agent permission to contact owner directly for showings and negotiations. Please call or text Haley Stephens @ 864-419-5966 to schedule showings. DO NOT CALL LISTING AGENT FOR SHOWINGS. Appointments made to qualified buyers only. Buyer responsible for confirming square footage. Seller will need 1 hour prior to showings. All furniture is for staging purposes including chandelier above dining table. All furniture will be removed prior to closing, however, seller is open to selling items. Full size washer and dryer are negotiable. No sellers disclosure as sellers never lived in house.

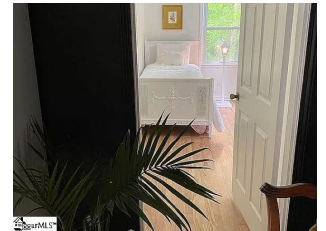
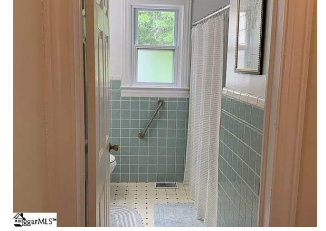
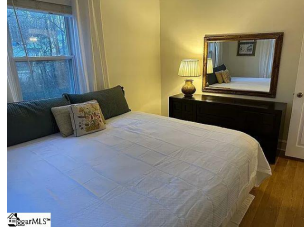
REMARKS

Remarks Cute Bungalow located 2 miles from Prisma Health Greenville Memorial Hospital. This home would be a great first home or a wonderful rental property. NO HOA. 3BR plus laundry room or office with closet and 1 Full BA. This home offers a good sized Living Rm, Kitchen w/eating area. There is a Rm off the kitchen (side entrance to home) that could be used for at-home office, storage, mudroom, etc. There is a nice sized dining space in the kitchen. The lot size is 1 acre with plenty of privacy. The home backs up to the Chanticleer golf course so you don't need to worry about future development. There are vinyl windows, easy to maintain vinyl siding, architectural roof and a walk-in crawl space for ample storage under the house. Sold As-is. Make an apt today!

SYNDICATION REMARKS

Syndication Remarks Cute Bungalow located 2 miles from Prisma Health Greenville Memorial Hospital. This home would be a great first home or a wonderful rental property. NO HOA. 3BR plus laundry room or office with closet and 1 Full BA. This home offers a good sized Living Rm, Kitchen w/eating area. There is a Rm off the kitchen (side entrance to home) that could be used for at-home office, storage, mudroom, etc. There is a nice sized dining space in the kitchen. The lot size is 1 acre with plenty of privacy. The home backs up to the Chanticleer golf course so you don't need to worry about future development. There are vinyl windows, easy to maintain vinyl siding, architectural roof and a walk-in crawl space for ample storage under the house. Sold As-is. Make an apt today!

ADDITIONAL PICTURES



DISCLAIMER

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