

**ROOM DIMENSIONS**

Master Bedroom (Y/N)	Y	Bedroom #2 (Y/N)	Y
Bedroom #3 (Y/N)	Y	Bedroom #4 (Y/N)	N
Laundry (Y/N)	Y	Sun Room (Y/N)	N
Screened Porch (Y/N)	Y		

**FEATURES**

<b>STYLE</b> Duplex Style	<b>PARKING/GARAGE</b> Carport 1 Car	<b>LAUNDRY</b> 1st Floor	<b>WATER HEATER</b> Electric
<b>EXTERIOR FINISH</b> Vinyl Siding	<b>DRIVEWAY</b> Gravel	Walk-in Stackable Accommodating	<b>STORAGE SPACE</b> Attic
<b>LOT DESCRIPTION</b> Fenced Yard Level Sidewalk	<b>INTERIOR FEATURES</b> Ceiling Fan Ceiling Smooth Open Floor Plan Smoke Detector Countertops-Other Second Living Quarters	<b>APPLIANCES</b> Dishwasher Refrigerator Oven-Electric Microwave-Built In	<b>DOCS ON FILE</b> Seller Disclosure <b>DOCUMENTS WITH OFFER</b> Lead Based Paint Letter Pre-approve/Proof of Fund Signed SDS
<b>FOUNDATION</b> Crawl Space/Slab	<b>SECOND LIVING QUARTERS</b> Detached Kitchen/Kitchenette Main Level Separate Entrance	<b>FIREPLACE</b> None	<b>POSSESSION</b> At Close
<b>BASEMENT</b> None	<b>MRBED FEATURES</b> Master on Main Lvl	<b>HEATING SYSTEM</b> Ductless Heat Pump	<b>GARBAGE PICKUP</b> Public
<b>EXTERIOR FEATURES</b> Windows-Insulated	<b>SPECIALTY ROOM</b> Laundry 2nd Kitchen/Kitchenette Breakfast Area	<b>COOLING SYSTEM</b> Central Forced Wall/Window Unit	<b>HOA Fee Includes</b> None <b>Community Amenities</b> None
<b>ROOF</b> Architectural Metal		<b>FLOORS</b> Hwd/Pine Flr Under Carpet Vinyl	<b>SHOWING</b> Other/See Remarks
		<b>WATER</b> Public	<b>ADDITIONAL FEES</b> None
		<b>SEWER</b> Public	

**FINANCIAL**

<b>Total Taxes</b>	\$1,708.22	<b>Tax Year</b>	2023
<b>Tax Rate(4%/6%)</b>	6	<b>In City</b>	N
<b>HOA (Y/N)</b>	N	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	N
<b>Electric Co.</b>	Duke Energy	<b>Gas Co.</b>	Piedmont Natural Gas
<b>Water Co.</b>	Greenville Water System		

**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 One Stop Home Shop @ 864-999-8263 to schedule showings. DO NOT CALL LISTING AGENT FOR SHOWINGS. Appointments made to qualified buyers only. Buyer responsible for confirming square footage.

**REMARKS**

**Remarks** Two for the price of One!! Welcome to this beautifully remodeled single family home with a second unit at back. The extra space is perfect for the in-laws, kid getting ready for college or potential cash flow! Located 2 miles from downtown Greenville and 1 mile from West Greenville Art District. You'll never run out of things to do!! Come check out this unique housing opportunity in this rapidly growing city. Schedule your appointment today!!

**SYNDICATION REMARKS**

**Syndication Remarks** Two for the price of One!! Welcome to this beautifully remodeled single family home with a second unit at back. The extra space is perfect for the in-laws, kid getting ready for college or potential cash flow! Located 2 miles from downtown Greenville and 1 mile from West Greenville Art District. You'll never run out of things to do!! Come check out this unique housing opportunity in this rapidly growing city. Schedule your appointment today!!

**ADDITIONAL PICTURES**