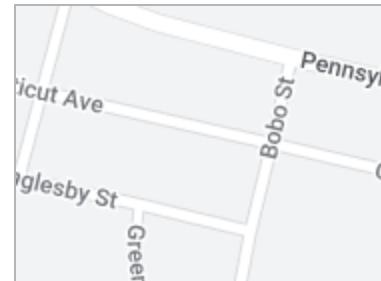


ALL FIELDS DETAIL



MLS #	1523663	# of Bedrooms	3
Class	Residential	# of Full Baths	1
Type	Single Family	# of Half Baths	0
Area	021	# of Stories	2
Subdivision	Greer Mill Village	Approx Age	50+
Listing Price	\$199,900	Parking Type	See Parking Features
Address	405 Connecticut Avenue	Garage Total Capacity	0
City	Greer		
State	SC		
Zip	29650-2110		
Status	Contingency Contract		
Sale/Rent	For Sale		



DIRECTIONS

Directions Turn onto Bobo St from Pennsylvania Ave onto Connecticut Ave. Please use navigation for precise directions.

GENERAL

Total SQFT Finished/Heated	1600-1799	Continue To Show	No
Below Grade Finished Sq Ft Range	None	Reason For Contingency	Financing
Other Rooms Finished Sq Ft Range	None	Contingent Close Date	5/14/2024
Unfinished Sq Ft Range	None	Inspection Period Enddate	4/29/2024
# of Bedrooms Main Level	1	Showing	Other
# Full Baths on Main Lvl	1	Detailed Showing Inst	CALL OWNER DIRECTLY
# of BRs Below Grade	0	Contact # for Appts/Questions	864-360-5184
# of Rooms Below Grade	0	Agent	Terri G Warner
# of Fireplaces	2	Agent License ID	38561
Approx Year Built	1950	Listing Office 1	Hive Realty, LLC - Off: 864-350-9300
County	Greenville	Brokerage License ID	20118
Tax ID Number	G008002000700	Owner Name	Kelly Wood
Tax ID	G008002000700	Owner Phone	864-360-5184
Lot Size/Acreage	1/2 Acre or Less	Days On Market	18
Approx # of Acres	0.22	Cumulative DOM	18
Elementary School	Chandler Creek	Agent Hit Count	173
Middle School	Greer	Client Hit Count	43
High School	Greer	Listing Type	Exclusive Right to Sell - MLS Entry-Only Listing
Associated Document Count	2	BA%/\$	2.5
LeadBased Paint Disc Req?	Yes	SA%/\$	0
Res. Property Disc. Req?	Yes	TB%/\$	2.5
Geocode Quality	Exact Match	Variable Rate Com	N
Picture Count	26	Original Price	\$199,900
On Internet	Yes	Listing Date	4/11/2024
IDX Include	Y	Input Date	4/11/2024 7:20 AM
VOW Include	Yes	Input Date	4/11/2024 7:20 AM
VOW Address	Yes	Price Date	4/11/2024
VOW Comment	Yes	Status Date	4/13/2024
VOW AVM	Yes	Update Date	4/13/2024
Local Logic	Yes	HotSheet Date	4/13/2024
		Update Date	4/13/2024 3:50 PM

ROOM DIMENSIONS

Approx. Living Room Size	15x15	Approx. Dining Rm Size	16x12
Approx. Kitchen Size	14x12	Approx. Master Bedroom Size	15x15
Approx. Bedroom #2 Size	16x15	Approx. Bedroom #3 Size	15x13
Approx. Laundry Size	8x7	Living Room (Y/N)	Y
Dining Room (Y/N)	Y	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)	N
Laundry (Y/N)	Y	Sun Room (Y/N)	N

FEATURES

STYLE	INTERIOR FEATURES	HEATING SYSTEM	DOCS ON FILE
Bungalow	Cable Available	Forced Air	Lead Based Paint Doc.
EXTERIOR FINISH	Ceiling 9ft+	Natural Gas	Seller Disclosure
Vinyl Siding	Smoke Detector	COOLING SYSTEM	DOCUMENTS WITH OFFER
LOT DESCRIPTION	Countertops-Other	Central Forced	Copy Earnest Money Check
Fenced Yard	Pantry – Closet	Electric	Pre-approve/Proof of Fund
Some Trees	MRBED FEATURES	FLOORS	Signed SDS
FOUNDATION	Full Bath	Carpet	POSSESSION
Crawl Space	Master on Main Lvl	Ceramic Tile	At Close
BASEMENT	SPECIALTY ROOM	Wood	GARBAGE PICKUP
None	Laundry	Laminate Flooring	Public
EXTERIOR FEATURES	LAUNDRY	WATER	HOA Fee Includes
Deck	1st Floor	Public	None
Porch-Front	Walk-in	SEWER	Community Amenities
ROOF	Dryer – Electric Hookup	Public	None
Architectural	APPLIANCES	WATER HEATER	SHOWING
PARKING/GARAGE	Cook Top-Smooth	Electric	Vacant
Side/Rear Entry	Dishwasher	STORAGE SPACE	Other/See Remarks
Driveway Parking	Cook Top-Electric	Attic	ADDITIONAL FEES
DRIVEWAY	Oven-Electric	Out Building	None
Unpaved	FIREPLACE		
	Wood Burning Fireplace		

FINANCIAL

Total Taxes	\$1,340.00	Tax Year	2023
Tax Rate(4%/6%)	4%	In City	Y
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N
Electric Co.	CPW	Gas Co.	CPW
Water Co.	CPW		

MEMBER REMARKS

Member Remarks Seller states both fireplaces are non functional. 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 Kelly Wood @ 864-360-5184 to schedule showings. DO NOT CALL LISTING AGENT FOR SHOWINGS. Appointments made to qualified buyers only. Buyer responsible for confirming square footage. Neighbor is taking care of cats for Seller, please DO NOT let the cats out.

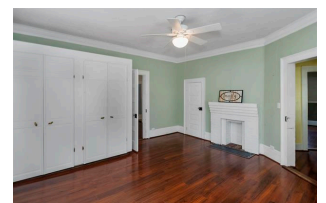
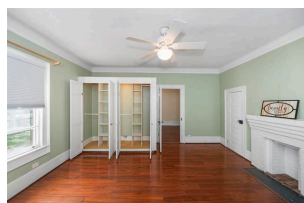
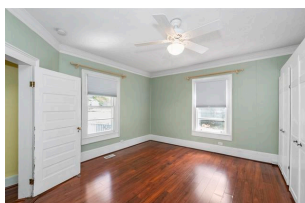
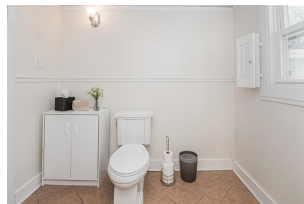
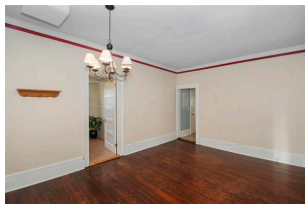
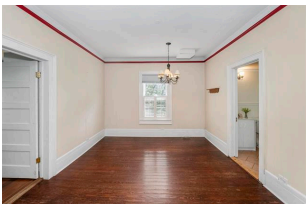
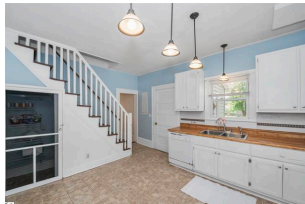
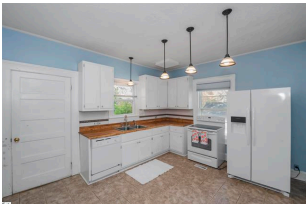
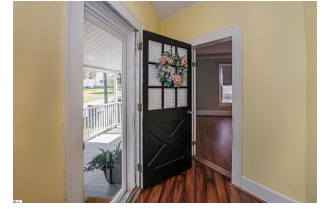
REMARKS

Remarks Welcome to 405 Connecticut Avenue, a charming bungalow located in the highly desirable city of Greer, South Carolina. This delightful property offers a convenient and peaceful location, perfect for families or individuals seeking a comfortable living space. Featuring 3 Bedrooms & 1 full Bath, this 1722 sq. ft. home provides ample space for all your needs. The well-designed floor plan creates a warm and inviting atmosphere throughout.....The wonderful bright Kitchen features a center island, ample cupboard & counter space, and a generous size pantry. Outside, you'll find a lovely back deck and fenced yard, combined with a shed for your lawn equipment and plenty of space for your outdoor needs! This outdoor space is ideal for hosting gatherings, enjoying outdoor activities, or simply unwinding in the fresh air....405 Connecticut Avenue is situated in a desirable neighborhood and offers convenient access to a range of amenities. Charming downtown Greer, Century Park, Prisma Hospital, shopping, and restaurants are just a stone throw away. In addition, the home offers a superb proximity to downtown Greenville, Spartanburg, Interstates 85/385, Hwy. 80, BMW and the GSP Airport.....Don't miss out on the opportunity to make this lovely property your new home.

SYNDICATION REMARKS

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ADDITIONAL PICTURES



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