

ROOM DIMENSIONS

Bedroom #2 (Y/N)	Y	Bedroom #3 (Y/N)	Y
Bedroom #4 (Y/N)	Y	Laundry (Y/N)	Y
Sun Room (Y/N)	N	Patio (Y/N)	Y

FEATURES

STYLE	INTERIOR FEATURES	FIREPLACE	DOCUMENTS WITH OFFER
Traditional	Ceiling Fan	Gas Logs	Copy Earnest Money Check
EXTERIOR FINISH	Ceiling Smooth	HEATING SYSTEM	Pre-approve/Proof of Fund
Vinyl Siding	Smoke Detector	Natural Gas	Signed SDS
LOT DESCRIPTION	Countertops-Other	COOLING SYSTEM	Specified Sales Contract
Fenced Yard	MRBED FEATURES	Central Forced	POSSESSION
Level	Double Sink	Electric	At Close
Sloped	Full Bath	FLOORS	GARBAGE PICKUP
FOUNDATION	Master on 2nd Lvl	Carpet	Public
Slab	Shower-Separate	Wood	HOA Fee Includes
BASEMENT	Tub-Separate	Vinyl	Common Area Ins.
None	Walk-in Closet	WATER	Pool
EXTERIOR FEATURES	SPECIALTY ROOM	Public	Community Amenities
Patio	None	SEWER	Common Areas
Porch-Front	LAUNDRY	Public	Exercise Facility
Tilt Out Windows	2nd Floor	WATER HEATER	Lights
ROOF	APPLIANCES	Gas	Pool
Composition Shingle	Dishwasher	STORAGE SPACE	SHOWING
PARKING/GARAGE	Disposal	Attic	Other/See Remarks
Attached Garage 2 Cars		Garage	Lockbox-Electronic
DRIVEWAY		DOCS ON FILE	ADDITIONAL FEES
Paved		Seller Disclosure	Subdivision Transfer Fee

FINANCIAL

Total Taxes	\$1,679.00	Tax Year	2023
Tax Rate(4%/6%)	4%	In City	N
HOA (Y/N)	Y	HOA/Regime Fee\$	\$450
HOA/Regime Fee Mandatory	Yes	HOA Term	Annual
Short Sale (Y/N)	N	Foreclosure (Y/N)	N
Auction (Y/N)	N		

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 Phyllis Geiger at 864-279-7860 to schedule showings. DO NOT CALL LISTING AGENT FOR SHOWINGS. Appointments made to qualified buyers only. Buyer responsible for confirming square footage.

REMARKS

Remarks Welcome to a beautiful home that is ready for its forever family! 413 Plamondon is a 4 Bedroom / 2.5 Bath two-level Remington Subdivision home. Minutes away from District 1 schools and major employers of Simpsonville, Greenville and Fountain Inn. Enjoy close proximity to the airport, major interstates, retail shopping, restaurants, and entertainment in either direction to Greenville, Mauldin and Simpsonville. This home has been freshly renovated from top to bottom and has new paint and all new flooring on the first and second levels, new lighting, new bathroom fixtures, lighting, and accessories. The first level includes a half bath, dining room, great room and an open kitchen that provide the perfect backdrop for dinner with friends and family. Second level has the laundry room, three nice size bedrooms with closets that share a full bath, and a large primary bedroom with dual vanity, linen closet cabinet, walk in closet and shower/tub combo. The backyard is expansive and would be great for animal lovers! Come see this wonderful home and make it your own today!

SYNDICATION REMARKS

Syndication Remarks Welcome to a beautiful home that is ready for its forever family! 413 Plamondon is a 4 Bedroom / 2.5 Bath two-level Remington Subdivision home. Minutes away from District 1 schools and major employers of Simpsonville, Greenville and Fountain Inn. Enjoy close proximity to the airport, major interstates, retail shopping, restaurants, and entertainment in either direction to Greenville, Mauldin and Simpsonville. This home has been freshly renovated from top to bottom and has new paint and all new flooring on the first and second levels, new lighting, new bathroom fixtures, lighting, and accessories. The first level includes a half bath, dining room, great room and an open kitchen that provide the perfect backdrop for dinner with friends and family. Second level has the laundry room, three nice size bedrooms with closets that share a full bath, and a large primary bedroom with dual vanity, linen closet cabinet, walk in closet and shower/tub combo. The backyard is expansive and would be great for animal lovers! Come see this wonderful home and make it your own today!

ADDITIONAL PICTURES