

FEATURES

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|--------------------------|---------------------------|-------------------------|-----------------------------|
| Traditional | Side/Rear Entry | Comb Liv & Din Room | Septic |
| EXTERIOR FINISH | Workshop | LAUNDRY | WATER HEATER |
| Vinyl Siding | Yard Door | 1st Floor | Electric |
| LOT DESCRIPTION | Attached Garage 2 Cars | Walk-in | STORAGE SPACE |
| Fenced Yard | DRIVEWAY | Dryer – Electric Hookup | Attic |
| Level | Extra Pad | APPLIANCES | Garage |
| Sloped | Paved | Cook Top-Smooth | Out Building w/Elec. |
| Some Trees | INTERIOR FEATURES | Dishwasher | DOCS ON FILE |
| FOUNDATION | Attic Stairs Disappearing | Oven-Self Cleaning | Seller Disclosure |
| Basement | Cable Available | Oven-Convection | DOCUMENTS WITH OFFER |
| BASEMENT | Ceiling 9ft+ | Oven-Electric | Copy Earnest Money Check |
| Partial Finished | Ceiling Fan | Microwave-Built In | Pre-approve/Proof of Fund |
| Full | Ceiling Cathedral/Vaulted | Range Hood | Signed SDS |
| Stubbed | Ceiling Smooth | FIREPLACE | POSSESSION |
| Other/See Remarks | Ceiling Trey | Gas Logs | At Close |
| EXTERIOR FEATURES | Countertops-Solid Surface | Gas Starter | GARBAGE PICKUP |
| Patio | Open Floor Plan | Ventless | Private |
| Pool-In Ground | Smoke Detector | HEATING SYSTEM | HOA Fee Includes |
| Porch-Front | Tub Garden | Propane Gas | None |
| Porch-Screened | Walk In Closet | Heat Pump | Community Amenities |
| Porch-Other | Pantry – Closet | COOLING SYSTEM | None |
| Tilt Out Windows | Window Trtments-AllRemain | Central Forced | SHOWING |
| Vinyl/Aluminum Trim | MRBED FEATURES | Electric | Advance Notice Required |
| Windows-Insulated | Double Sink | FLOORS | Lockbox-Combination |
| ROOF | Full Bath | Wood | ADDITIONAL FEES |
| Architectural | Master on Main Lvl | WATER | None |
| | Shower-Separate | Public | |
| | Tub-Garden | | |
| | Walk-in Closet | | |

FINANCIAL

| | | | |
|--------------------------|-------------|-------------------------|---------|
| Total Taxes | \$1,598.00 | Tax Year | 2023 |
| Tax Rate(4%/6%) | 4% | In City | N |
| HOA (Y/N) | N | Short Sale (Y/N) | N |
| Foreclosure (Y/N) | N | Auction (Y/N) | N |
| Electric Co. | Duke Energy | Gas Co. | Blosman |
| Water Co. | Blue Ridge | | |

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 Connie Reece @ 864-616-7806 to schedule showings. DO NOT CALL LISTING AGENT FOR SHOWINGS. Appointments made to qualified buyers only. Buyer responsible for confirming square footage.

REMARKS

Remarks IF YOU ENJOY PRIVACY, OUTDOOR LIVING WITH A POOL, SUPERIOR HOUSE CONSTRUCTION, WELL BUILT, CUSTOM BUILT HOME AND GROUNDS, YOU WILL FIND THIS GEM OF A PROPERTY LOCATED IN THE BEAUTIFUL, SERENE BLUE RIDGE AREA OF TAYLORS, SC . This home features 3 bedrooms, 3 1/2 baths. Large master bedroom with sitting area. Large master bathroom with garden tub, shower, and 2 lavatories. Large Great Room with gas logs fireplace. Beautiful hardwood floors, bay windows. 9 foot , 10 foot and tray ceilings. Oversized garage with work station. Lots of extra concrete for parking. 2,000 sq. ft. basement is partially finished and is fully studded, wired and plumbed and is ready to be finished for anyone who would need or want more space. You will savor the delightful 10x30 screened back porch with ceiling fans overlooking the pool area while appreciating nature and beautiful sunsets. Dive into the 18x36 salt water, in ground swimming pool and relax with gorgeous, private outdoor surroundings. Fenced yard and pool area. No HOA. Immediate occupancy available.

SYNDICATION REMARKS

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