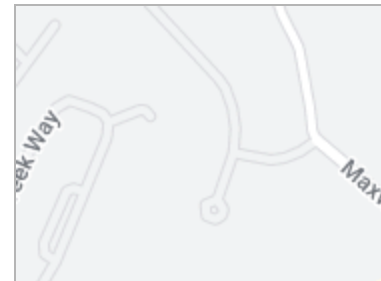


ALL FIELDS DETAIL



| | | | |
|----------------------|------------------------|------------------------------|-----------------|
| MLS # | 1522157 | # of Bedrooms | 5 |
| Class | Residential | # of Full Baths | 5 |
| Type | Single Family | # of Half Baths | 1 |
| Area | 031 | # of Stories | 2 |
| Subdivision | Claremont - Greenville | Approx Age | 6-10 |
| Listing Price | \$1,335,000 | Parking Type | Attached Garage |
| Address | 524 Chamblee Boulevard | Garage Total Capacity | 3 |
| City | Greenville | | |
| State | SC | | |
| Zip | 29615 | | |
| Status | Contingency Contract | | |
| Sale/Rent | For Sale | | |



DIRECTIONS

Directions From downtown take 385 to Roper Mountain Rd. Turn left on Roper Mountain. Claremont main entrance will be on your right. Gate code is required for entrance. Electronic door lock, code given when appointment scheduled.

GENERAL

| | | | |
|---|------------------|--------------------------------------|--------------------------------------|
| Total SQFT Finished/Heated | 4200-4399 | 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 | 5/6/2024 |
| Unfinished Sq Ft Range | None | Inspection Period Enddate | 4/5/2024 |
| # of Bedrooms Main Level | 2 | Showing | Call Listing Agent |
| # Full Baths on Main Lvl | 2 | Detailed Showing Inst | Call Listing Agent 864-350-9300 |
| # of BRs Below Grade | 0 | Contact # for Appts/Questions | 864-350-9300 |
| # of Rooms Below Grade | 0 | Agent | Terri G Warner |
| # of Fireplaces | 3 | Agent License ID | 38561 |
| Approx Year Built | 2014 | Listing Office 1 | Hive Realty, LLC - Off: 864-350-9300 |
| County | Greenville | Brokerage License ID | 20118 |
| Tax ID Number | 0539440108700 | Days On Market | 3 |
| Tax ID | 0539440108700 | Cumulative DOM | 3 |
| Legal Lot Number | 42 | Agent Hit Count | 133 |
| Lot Size/Acreage | 1/2 Acre or Less | Client Hit Count | 41 |
| Approx # of Acres | 0.38 | Listing Type | Exclusive Right to Sell |
| Elementary School | Oakview | BA%/\$ | 2 |
| Middle School | Beck | SA%/\$ | 0 |
| High School | J. L. Mann | TB%/\$ | 2 |
| Associated Document Count | 2 | Variable Rate Com | N |
| LeadBased Paint Disc Req? | No | Original Price | \$1,335,000 |
| Res. Property Disc. Req? | Yes | Listing Date | 3/22/2024 |
| Geocode Quality | Exact Match | Input Date | 3/22/2024 2:07 PM |
| Picture Count | 36 | Input Date | 3/22/2024 2:07 PM |
| On Internet | Yes | Price Date | 3/22/2024 |
| IDX Include | Y | Status Date | 3/24/2024 |
| VOW Include | Yes | Update Date | 3/24/2024 |
| VOW Address | Yes | HotSheet Date | 3/24/2024 |
| VOW Comment | Yes | Update Date | 3/24/2024 2:05 PM |
| VOW AVM | Yes | | |
| Local Logic | Yes | | |

ROOM DIMENSIONS

| | | | |
|------------------------------------|-------|-----------------------------|--------|
| Approx. Dining Rm Size | 13x14 | Dining Room Level | Main |
| Approx. Breakfast Room Size | 10x11 | Breakfast Room Level | Main |
| Approx. Kitchen Size | 17x22 | Kitchen Level | Main |
| Approx. Great Room Size | 20x21 | Great Room Level | Main |
| Approx. Bonus/Rec Rm Size | 14x18 | Bonus/Rec Rm Level | Second |
| Approx. Master Bedroom Size | 15x24 | Master Bedroom Level | Main |
| Approx. Bedroom #2 Size | 12x14 | Bedroom #2 Level | Second |
| Approx. Bedroom #3 Size | 13x14 | Bedroom #3 Level | Second |
| Approx. Bedroom #4 Size | 12x13 | Bedroom #4 Level | Second |

ROOM DIMENSIONS

| | | | |
|------------------------------------|-------|-----------------------------|--------|
| Approx. Bedroom #5 Size | 13x13 | Bedroom #5 Level | Second |
| Approx. Laundry Size | 9x10 | Laundry Level | Second |
| Approx. Screened Porch Size | 17x25 | Approx. Patio Size | 17x25 |
| Living Room (Y/N) | N | Dining Room (Y/N) | Y |
| Breakfast Room (Y/N) | Y | Kitchen (Y/N) | Y |
| Great Room (Y/N) | Y | Den (Y/N) | N |
| Bonus/Rec Room (Y/N) | Y | Master Bedroom (Y/N) | Y |
| Bedroom #2 (Y/N) | Y | Bedroom #3 (Y/N) | Y |
| Bedroom #4 (Y/N) | Y | Bedroom #5 (Y/N) | Y |
| Laundry (Y/N) | Y | Sun Room (Y/N) | N |
| Screened Porch (Y/N) | Y | Patio (Y/N) | Y |

FEATURES

| | | | |
|--------------------------|---------------------------|-----------------------|-----------------------------|
| STYLE | INTERIOR FEATURES | APPLIANCES | DOCS ON FILE |
| Traditional | Attic Stairs Disappearing | Cook Top-Gas | Seller Disclosure |
| Craftsman | Cable Available | Dishwasher | DOCUMENTS WITH OFFER |
| European | Ceiling 9ft+ | Disposal | Copy Earnest Money Check |
| EXTERIOR FINISH | Ceiling Fan | Oven-Self Cleaning | Pre-approve/Proof of Fund |
| Stone | Ceiling Cathedral/Vaulted | Oven-Convection | Signed SDS |
| Brick Veneer-Full | Ceiling Smooth | Oven(s)-Wall | POSSESSION |
| LOT DESCRIPTION | Ceiling Trey | Refrigerator | At Close |
| Level | Central Vacuum | Oven-Electric | GARBAGE PICKUP |
| Sidewalk | Countertops Granite | Microwave-Built In | Private |
| Some Trees | Open Floor Plan | Microwave-Convection | HOA Fee Includes |
| Underground Utilities | Sec. System-Owned/Conveys | FIREPLACE | Common Area Ins. |
| FOUNDATION | Smoke Detector | Gas Logs | Common Area-Electric |
| Crawl Space | Window Trmnts-Some Remain | Outdoor | Common Area-Gas |
| Sump Pump | Tub-Jetted | HEATING SYSTEM | Pool |
| BASEMENT | Split Floor Plan | Forced Air | Street Lights |
| None | Ceiling – Coffered | Multi-Units | Trash Service |
| EXTERIOR FEATURES | Pantry – Walk In | Natural Gas | Community Amenities |
| Patio | Smart Systems Pre-Wiring | COOLING SYSTEM | Club House |
| Porch-Front | MRBED FEATURES | Central Forced | Common Areas |
| Porch-Screened | Double Sink | Electric | Gated Community |
| Porch-Other | Full Bath | Multi-Units | Lights |
| Windows-Insulated | Master on Main Lvl | FLOORS | Playground |
| Outdoor Fireplace | Shower-Separate | Carpet | Pool |
| Sprklr In Grnd-Full Yard | Tub-Separate | Ceramic Tile | Some Sidewalks |
| ROOF | Tub-Jetted | Wood | Private Roads |
| Architectural | Walk-in Closet | WATER | Walking Trails |
| Metal | Shower - Steam | Public | SHOWING |
| PARKING/GARAGE | SPECIALTY ROOM | SEWER | Advance Notice Required |
| Door Opener | Laundry | Public | Occupied |
| Side/Rear Entry | Media Room/Home Theater | WATER HEATER | Entry/Gate Code Required |
| Yard Door | Office/Study | Gas | Call Listing Office/Agent |
| Key Pad Entry | Bonus Room/Rec Room | Tankless | ADDITIONAL FEES |
| DRIVEWAY | LAUNDRY | STORAGE SPACE | HOA Mgmt Transfer Fee |
| Circular | Sink | Attic | DISABILITY FEATURES |
| Extra Pad | 1st Floor | Garage | Roll in Shower |
| Paved Concrete | Walk-in | | |
| | Dryer – Electric Hookup | | |
| | Washer Connection | | |

FINANCIAL

| | | | |
|---------------------------------|----------------------------|-------------------------|----------------------|
| Total Taxes | \$4,673.36 | Tax Year | 2023 |
| Tax Rate(4%/6%) | 4 | In City | Y |
| HOA (Y/N) | Y | HOA/Regime Fee\$ | \$2,020 |
| HOA/Regime Fee Mandatory | Yes | HOA Term | Annual |
| HOA Contact Name/# | Therese Allen 864-242-4466 | Short Sale (Y/N) | N |
| Foreclosure (Y/N) | N | Auction (Y/N) | N |
| Electric Co. | Laurens Electric | Gas Co. | Piedmont Natural Gas |
| Water Co. | Greenville Water System | | |

MEMBER REMARKS

Member Remarks Please call or text Terri Warner @ 864-350-9300 to schedule showings. Appointments made to qualified buyers only. Buyer responsible for confirming square footage. Gate code needed for entrance.

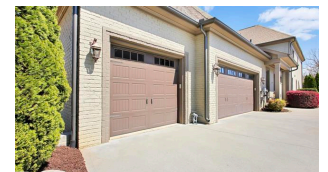
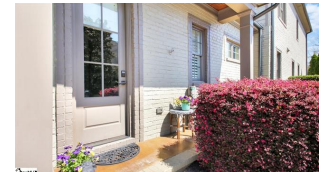
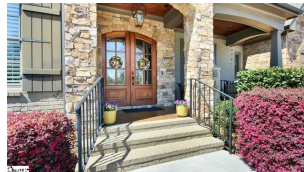
REMARKS

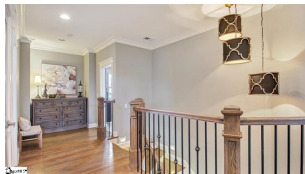
Remarks Beautiful home in a fantastic location! Presenting 524 Chamblee Blvd in Claremont, one of Greenville's premier gated communities. This exquisite home offers 5 bedrooms with all bathrooms en suite, media room with wet bar and 3 car garage with epoxy floors. This home is designed to please the most discriminating buyer. It has a true gourmet kitchen featuring Jenn-Air appliances and a custom designed island. Custom cabinetry throughout this home, dove tailed construction with soft close drawers and doors. Family room with coffered ceiling and remote fireplace opens onto an oversized porch with fireplace and remote-controlled screen wall which opens to a lighted paver patio. The back lawn could accommodate a swimming pool, which is a rare option in this community. Luxurious master suite with dramatic ceiling, sitting area with fireplace, large walk in closet and well-appointed master bath featuring large shower/steam room, dual vanities, Jacuzzi air bath and programmable heated floor. All closets and kitchen pantry have custom designed built ins to maximize storage. Energy efficiency is the hallmark of this well-designed home which features spray foam insulation, radiant barrier roof, Anderson double hung low-E windows, tankless natural gas water heater and high efficiency HVAC. Low usage, hand crafted gas lanterns by Bevelo Gas and Lighting Company in New Orleans French Quarter. Claremont is convenient to Greenville's major employers, GSP International Airport, I-85, I-385, Woodruff Road and many dining, shopping and entertainment options. Attention to detail in this home must be seen to be appreciated. Schedule a tour today!

SYNDICATION REMARKS

Syndication Remarks Beautiful home in a fantastic location! Presenting 524 Chamblee Blvd in Claremont, one of Greenville's premier gated communities. This exquisite home offers 5 bedrooms with all bathrooms en suite, media room with wet bar and 3 car garage with epoxy floors. This home is designed to please the most discriminating buyer. It has a true gourmet kitchen featuring Jenn-Air appliances and a custom designed island. Custom cabinetry throughout this home, dove tailed construction with soft close drawers and doors. Family room with coffered ceiling and remote fireplace opens onto an oversized porch with fireplace and remote-controlled screen wall which opens to a lighted paver patio. The back lawn could accommodate a swimming pool, which is a rare option in this community. Luxurious master suite with dramatic ceiling, sitting area with fireplace, large walk in closet and well-appointed master bath featuring large shower/steam room, dual vanities, Jacuzzi air bath and programmable heated floor. All closets and kitchen pantry have custom designed built ins to maximize storage. Energy efficiency is the hallmark of this well-designed home which features spray foam insulation, radiant barrier roof, Anderson double hung low-E windows, tankless natural gas water heater and high efficiency HVAC. Low usage, hand crafted gas lanterns by Bevelo Gas and Lighting Company in New Orleans French Quarter. Claremont is convenient to Greenville's major employers, GSP International Airport, I-85, I-385, Woodruff Road and many dining, shopping and entertainment options. Attention to detail in this home must be seen to be appreciated. Schedule a tour today!

ADDITIONAL PICTURES





DISCLAIMER

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