

ALL FIELDS DETAIL



MLS #	1305934	# of Bedrooms	4
Class	Residential	# of Full Baths	4
Type	Single Family	# of Half Baths	0
	-Detached	# of Stories	Two
Area	041	Approx Age	New/Never Lived
Subdivision	The Courtyards on West Georgia Road	Garage Type	Attached Garage
Listing Price	\$398,500	Garage Capacity	Two
Address	350 Laguna Lane		
City	Simpsonville		
State	SC		
Zip	29680		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

From I-385 to Exit 29. Turn right on W Georgia Rd. Travel approx 2.5 miles. The Courtyards will be on the right.

GENERAL

SQFT Finished and Heated	3000-3199	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	3	Contact # for Appts	864-294-0006
# Full Baths on Main Lvl	3	Enable Schedule-It (Y/N)	No
# of Rooms Below Grade	0	Agent	ANNELL B PILARTE-BAILEY - Cell: 864-346-0598
# of Fireplaces	1	Listing Office 1	COLDWELL BANKER CAINE WILLIAMS ST. - MAIN: 864-250-2850
Approx Year Built	2015	Days On Market	40
Builders Name	Virani LLC	Cumulative DOM	40
Model Name	Aria	Agent Hit Count	148
County	Greenville	Client Hit Count	38
Tax ID Number	0575270102700	Listing Type	Exclusive Right to Sell
Tax ID	0575270102700	Agency Relationship	Buyer Agent
Legal Lot Number	16	BA	3
Approx # of Acres	0.18	SA	0
Approx Lot Dimensions	110x66x110x77	Variable Rate Com	N
Elementary School	Ellen Woodside	Original Price	\$398,500
Middle School	Woodmont	Listing Date	8/3/2015
High School	Woodmont	Input Date	8/3/2015 3:04 PM
Associated Document Count	0	Price Date	8/3/2015
LeadBased Paint Disc Req?	No	Status Date	8/3/2015
Res. Property Disc. Req?	No	Update Date	9/3/2015
IDX Include	Y	HotSheet Date	8/3/2015
VOW Include	Yes		
VOW Address	Yes		
VOW Comment	Yes		
VOW AVM	Yes		

ROOM DIMENSIONS

Dining Rm Size	11x13	Breakfast Room Size	10x8
Kitchen Size	11x9	Great Room Size	14x12
Den Size	21x14	Master Bedroom Size	17x16
Bedroom #2 Size	14x11	Bedroom #3 Size	12x11
Bedroom #4 Size	14x15	Other Room 1	Loft
Other Room 1 Size	9x12	Laundry Size	13x7
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)	Y
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)	Y	Laundry (Y/N)	Y
Florida Room (Y/N)	N	Picture	18

FEATURES

STYLE Ranch Traditional	ROOF Architectural	LAUNDRY LOCATION Sink 1st Floor None	WATER HEATER Gas Tankless
EXTERIOR FINISH Brick Veneer-Partial	GARAGE FEATURES Door Opener	APPLIANCES 350 Laguna Lane	STORAGE SPACE Attic
09/12/2015 11:47 AM	INTERIOR FEATURES MLS #: 1305934		

FEATURESConcrete Plank
StoneCable Available
Ceiling 9ft+
Ceiling Fan
Ceiling Cathedral/Vaulted
Ceiling Smooth
Ceiling Trey
Countertops Granite
Open Floor Plan
Walk In ClosetCook Top-Gas
Cook Top-Smooth
Microwave
Oven(s)-Wall**DOCS ON FILE**House Plans
DOCUMENTS WITH OFFER
Copy Earnest Money Check
Pre-approve/Proof of Fund
Specified Sales Contract**LOT DESCRIPTION**Fenced Yard
Level**FOUNDATION**

Crawl Space

BASEMENT

None

EXTERIOR FEATURESDeck
Tilt Out Windows
Sprklr In Grnd-Full Yard**MRBED FEATURES**Double Sink
Master on Main Lvl
Shower-Separate
Tub-Separate
Walk-in Closet
SPECIALTY ROOM
Loft
Media Room/Home Theater
Bonus Room/Rec Room**FIREPLACE**Gas Logs
Gas Starter**HEATING SYSTEM**Baseboard
Natural Gas
Damper Controlled**COOLING SYSTEM**Electric
Damper Controlled**FLOORS**Carpet
Ceramic Tile
Hardwood**WATER**

Public

SEWER

Public

ON INTERNET

Yes

GARBAGE PICKUP

Public

DRIVEWAY

Paved

CONDO REGIME INCLUDES

None

AMENITIES INCLUDELights
Some Sidewalks**SHOWING**

Show Anytime

ADDITIONAL FEES

None

FINANCIAL

Total Taxes	\$0.00
Tax Rate(4%/6%)	6
HOA (Y/N)	Y
HOA/Regime Fee Mandatory	Yes
Short Sale (Y/N)	N
Auction (Y/N)	N
Gas Co.	Piedmont
Water Co.	Greenville

Tax Year	2014
In City	N
HOA/Regime Fee\$	\$450
HOA Term	Annual
Foreclosure (Y/N)	N
Electric Co.	Duke
Phone Co.	AT&T

MEMBER REMARKS

Value is the best way to summarize the houses Virani Custom Homes builds. See if for your self and look at the comps since 2010. All homes in the subdivision have brick fences and iron fence/gate attached to the house. Kitchen, tile work and electrical fixtures will make this house an easy sale.

REMARKS

The Aria is a popular plan. This home features 3 bedrooms on the main level with a guest bedroom and bathroom plus loft upstairs. This home features all the necessities you would expect in a custom home. The Dining Room is expertly placed adjacent to the Kitchen and Great Room and features a must see coffered ceiling and windows looking out over the front porch. The kitchen features an island with granite counters, stainless steel appliances with a gas range, dishwasher, microwave, refrigerator and custom cabinetry with soft closing drawers and pull out trash drawer. All bedrooms feature above crown rope light and ceiling fans. On-site finished hardwood floors are found in the foyer, dining room, great room, breakfast area and kitchen. The Master Bath features deluxe features such as granite counters and ceramic tile shower with dual showerheads. Other features include a Laundry Room with cabinets and a utility sink in the garage. In addition home comes with 30-year architectural shingles, fully sodded yard and irrigation in the front and back yards, brick rear fence with an iron fence facing the front. Home has gutters with downspouts, gas grill hookup at rear deck, gas tank-less water heater, radiant roof barrier, rear-covered porch with ceiling fan. All this conveniently located close to I-385, shopping and restaurants.

SYNDICATION REMARKS

Listed by Annell Bailey. For more information call (864) 346-0598 or email abailey@cbcaine.com Value is the best way to summarize the houses Virani Custom Homes builds. See if for your self and look at the comps since 2010. All homes in the subdivision have brick fences and iron fence/gate attached to the house. The Aria is a popular plan. This home features 3 bedrooms on the main level with a guest bedroom and bathroom plus loft upstairs. This home features all the necessities you would expect in a custom home. The Dining Room is expertly placed adjacent to the Kitchen and Great Room and features a must see coffered ceiling and windows looking out over the front porch. The kitchen features an island with granite counters, stainless steel appliances with a gas range, dishwasher, microwave, refrigerator and custom cabinetry with soft closing drawers and pull out trash drawer. All bedrooms feature above crown rope light and ceiling fans. On-site finished hardwood floors are found in the foyer, dining room, great room, breakfast area and kitchen. The Master Bath features deluxe features such as granite counters and ceramic tile shower with dual showerheads. Other features include a Laundry Room with cabinets and a utility sink in the garage. In addition home comes with 30-year architectural shingles, fully sodded yard and irrigation in the front and back yards, brick rear fence with an iron fence facing the front. Home has gutters with downspouts, gas grill hookup at rear deck, gas tank-less water heater, radiant roof barrier, rear-covered porch with ceiling fan. All this conveniently located close to I-385, shopping and restaurants.

ADDITIONAL PICTURES