



**MLS #** 1305937  
**Class** Residential  
**Type** Single Family  
     -Detached  
**Area** 041  
**Subdivision** The Courtyards on  
     West Georgia Road  
**Listing Price** \$351,900  
**Address** 346 Laguna Lane  
**City** Simpsonville  
**State** SC  
**Zip** 29680  
**Status** Active  
**Sale/Rent** For Sale

**# of Bedrooms** 4  
**# of Full Baths** 3  
**# of Half Baths** 0  
**# of Stories** Two  
**Approx Age** New/Never Lived  
**Garage Type** In  
**Garage Capacity** Attached Garage Two

**DIRECTIONS**

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



**GENERAL**

**SQFT Finished and Heated** 2400-2599  
**# of Bedrooms Main Level** 2  
**# Full Baths on Main Lvl** 2  
**# of Rooms Below Grade** 0  
**# of Fireplaces** 1  
**Approx Year Built** 2015  
**Builders Name** Virani LLC  
**Model Name** Derbyville  
**County** Greenville  
**Tax ID Number** 0575270102800  
Tax ID 00/02/0102800  
**Legal Lot Number** 17  
**Approx # of Acres** 0.18  
**Approx Lot Dimensions** 6939x109.98x70.06x109.92  
**Elementary School** [Ellen Woodside](#)  
**Middle School** [Woodmont](#)  
**High School** [Woodmont](#)  
**Associated Document Count** 0  
**LeadBased Paint Disc Req?** No  
**Res. Property Disc. Req?** No  
**IDX Include** Y  
**VOW Include** Yes  
**VOW Address** Yes  
**VOW Comment** Yes  
**VOW AVM** Yes

**Showing** Call Specified Appointment Center  
**Contact # for Appts** 864-294-0006  
**Enable Schedule-It (Y/N)** No  
**Agent** [ANNELL B. PILARTE-BAILEY](#) - Cell: 864-346-0296  
**Listing Office 1** [COLDWELL BANKER CAINE WILLIAMS ST.](#) - MAIN: 864-250-2850  
**Days On Market** 40  
**Cumulative DOM** 212  
**Agent Hit Count** 100  
**Client Hit Count** 8  
**Listing Type** Exclusive Right to Sell  
**Agency Relationship** Buyer Agent  
**BA** 3  
**SA** 0  
**Variable Rate Com** N  
**Original Price** \$351,900  
**Listing Date** 8/3/2015  
**Input Date** 8/3/2015 3:17 PM  
**Price Date** 8/3/2015  
**Status Date** 8/3/2015  
**Update Date** 9/3/2015  
**HotSheet Date** 8/3/2015

**ROOM DIMENSIONS**

<b>Dining Rm Size</b> 12x13	<b>Breakfast Room Size</b> 12x10
<b>Kitchen Size</b> 12x12	<b>Great Room Size</b> 19x16
<b>Master Bedroom Size</b> 16x13	<b>Bedroom #2 Size</b> 11x12
<b>Bedroom #3 Size</b> 12x11	<b>Bedroom #4 Size</b> 12x11
<b>Laundry Size</b> 9x6	<b>Living Room (Y/N)</b> N
<b>Dining Room (Y/N)</b> Y	<b>Breakfast Room (Y/N)</b> Y
<b>Kitchen (Y/N)</b> Y	<b>Great Room (Y/N)</b> Y
<b>Den (Y/N)</b> N	<b>Bonus/Rec Room (Y/N)</b> N
<b>Master Bedroom (Y/N)</b> Y	<b>Bedroom #2 (Y/N)</b> Y
<b>Bedroom #3 (Y/N)</b> Y	<b>Bedroom #4 (Y/N)</b> Y
<b>Laundry (Y/N)</b> Y	<b>Florida Room (Y/N)</b> N
<b>Picture</b> 14	

**FEATURES**

<b>STYLE</b> Traditional	<b>INTERIOR FEATURES</b> Cable Available Ceiling 9ft+ Ceiling Fan Ceiling Cathedral/Vaulted Ceiling Smooth	<b>APPLIANCES</b> Cook Top-Gas Disposal Microwave Oven(s)-Wall Refrigerator	<b>WATER HEATER</b> Gas Tankless
<b>EXTERIOR FINISH</b> Brick Veneer-Partial Concrete Plank			<b>STORAGE SPACE</b> Attic
<b>LOT DESCRIPTION</b> 09/12/2015 11:45 AM	<b>MLS #:</b> <a href="#">1305937</a>	346 Laguna Lane	<b>DOCS ON FILE</b>

FINANCIAL

Level

FOUNDATION

Crawl Space

BASEMENT

None

EXTERIOR FEATURES

Deck

Tilt Out Windows

Sprklr In Grnd-Full Yard

ROOF

Architectural

GARAGE FEATURES

Door Opener

Ceiling

Countertops Granite

Open Floor Plan

Smoke Detector

Walk In Closet

MRBED FEATURES

Double Sink

Full Bath

Master on Main Lvl

Shower-Separate

Tub-Separate

Walk-in Closet

SPECIALTY ROOM

None

LAUNDRY LOCATION

Sink

1st Floor

Walk-in

Over-Door

Ice Machine

FIREPLACE

Gas Logs

Gas Starter

HEATING SYSTEM

Baseboard

Natural Gas

Damper Controlled

COOLING SYSTEM

Central Forced

Electric

FLOORS

Carpet

Ceramic Tile

Hardwood

WATER

Public

SEWER

Public

HOUSE HIGHLIGHTS

DOCUMENTS WITH OFFER

Copy Earnest Money Check

Pre-approve/Proof of Fund

Specified Sales Contract

ON INTERNET

Yes

GARBAGE PICKUP

Public

DRIVEWAY

Paved

CONDO REGIME INCLUDES

None

AMENITIES INCLUDE

Lights

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

REMARKS

Spacious in design, this home features 2 bedrooms on the main level, (including the master bedroom), and 2 bedrooms upstairs with the opportunity to finish the large bonus room, or simply use the area for storage galore! This home is built on a crawl space and features on-site finished hardwood floors in the foyer, dining room, great room, kitchen, and breakfast area. Ceramic tile is laid in all bathrooms and laundry. The gourmet kitchen will feature stainless steel appliances, including a wall oven and microwave, gas cooktop, dishwasher and refrigerator. Kitchen cabinetry is an upgraded maple either glazed or painted with granite counters and ceramic tile backsplash. The Master Suite includes a large walk-in closet and a bathroom with a tile shower with two shower heads and granite counters. The foyer and great room feature soaring volume ceilings and a gorgeous covered rear deck. This home also features LED can light trim with 5 years of bulb life. All this located within minutes of shopping, restaurants, the interstate, and more!

SYNDICATION REMARKS

Listed by Annell Bailey. For more information call (864) 346-0598 or email abailey@cbcaine.com Spacious in design, this home features 2 bedrooms on the main level, (including the master bedroom), and 2 bedrooms upstairs with the opportunity to finish the large bonus room, or simply use the area for storage galore! This home is built on a crawl space and features on-site finished hardwood floors in the foyer, dining room, great room, kitchen, and breakfast area. Ceramic tile is laid in all bathrooms and laundry. The gourmet kitchen will feature stainless steel appliances, including a wall oven and microwave, gas cooktop, dishwasher and refrigerator. Kitchen cabinetry is an upgraded maple either glazed or painted with granite counters and ceramic tile backsplash. The Master Suite includes a large walk-in closet and a bathroom with a tile shower with two shower heads and granite counters. The foyer and great room feature soaring volume ceilings and a gorgeous covered rear deck. This home also features LED can light trim with 5 years of bulb life. All this located within minutes of shopping, restaurants, the interstate, and more!

ADDITIONAL PICTURES

