



<b>MLS #</b>	1305935	<b># of Bedrooms</b>	4
<b>Class</b>	Residential	<b># of Full Baths</b>	3
<b>Type</b>	Single Family	<b># of Half Baths</b>	0
	-Detached	<b># of Stories</b>	Two
<b>Area</b>	041	<b>Approx Age</b>	New/Never Lived
<b>Subdivision</b>	The Courtyards on		In
	West Georgia Road	<b>Garage Type</b>	Attached Garage
<b>Listing Price</b>	\$396,780	<b>Garage Capacity</b>	Two
<b>Address</b>	217 Malibu Lane		
<b>City</b>	Simpsonville		
<b>State</b>	SC		
<b>Zip</b>	29680		
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		



## DIRECTIONS

From I-385 South to exit #29. Turn right on W. Georgia Rd. travel Approx. 2.5 miles. The Courtyards will be on the right.

## GENERAL

<b>SQFT Finished and Heated</b>	3000-3199	<b>Showing</b>	Call Specified Appointment Center
<b># of Bedrooms Main Level</b>	3	<b>Contact # for Appts</b>	864-294-0006
<b># Full Baths on Main Lvl</b>	3	<b>Enable Schedule-It (Y/N)</b>	No
<b># of BRs Below Grade</b>	0	<b>Agent</b>	<a href="#">ANNELL B PILARTE-BAILEY - Cell: 864-346-0598</a>
<b># of Rooms Below Grade</b>	0	<b>Listing Office 1</b>	<a href="#">COLDWELL BANKER CAINE WILLIAMS ST. - MAIN: 864-250-2850</a>
<b># of Fireplaces</b>	1	<b>Days On Market</b>	40
<b>Approx Year Built</b>	2015	<b>Cumulative DOM</b>	119
<b>Builders Name</b>	Virani LLC	<b>Agent Hit Count</b>	104
<b>Model Name</b>	Aria	<b>Client Hit Count</b>	15
<b>County</b>	Greenville	<b>Listing Type</b>	Exclusive Right to Sell
<b>Tax ID Number</b>	057527010700	<b>Agency Relationship</b>	Buyer Agent
<b>Tax ID</b>	057527010700	<b>BA</b>	3
<b>Legal Lot Number</b>	33	<b>SA</b>	0
<b>Approx # of Acres</b>	0.18	<b>Variable Rate Com</b>	N
<b>Approx Lot Dimensions</b>	110x70x110x70	<b>Bonus</b>	N
<b>Elementary School</b>	<a href="#">Ellen Woodside</a>	<b>Original Price</b>	\$396,780
<b>Middle School</b>	<a href="#">Woodmont</a>	<b>Listing Date</b>	8/3/2015
<b>High School</b>	<a href="#">Woodmont</a>	<b>Input Date</b>	8/3/2015 3:12 PM
<b>Associated Document Count</b>	0	<b>Price Date</b>	8/3/2015
<b>LeadBased Paint Disc Req?</b>	No	<b>Status Date</b>	8/3/2015
<b>Res. Property Disc. Req?</b>	No	<b>Update Date</b>	9/3/2015
<b>IDX Include</b>	Y	<b>HotSheet Date</b>	8/3/2015
<b>VOW Include</b>	Yes		
<b>VOW Address</b>	Yes		
<b>VOW Comment</b>	Yes		
<b>VOW AVM</b>	Yes		

## ROOM DIMENSIONS

<b>Dining Rm Size</b>	11x13	<b>Breakfast Room Size</b>	10x8
<b>Kitchen Size</b>	9x12	<b>Great Room Size</b>	18x14
<b>Den Size</b>	14x12	<b>Bonus/Rec Rm Size</b>	21x14
<b>Master Bedroom Size</b>	17x16	<b>Bedroom #2 Size</b>	14x11
<b>Bedroom #3 Size</b>	12x11	<b>Bedroom #4 Size</b>	14x15
<b>Other Room 1</b>	Loft	<b>Other Room 1 Size</b>	9x12
<b>Laundry Size</b>	13x7	<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>	Y	<b>Bonus/Rec Room (Y/N)</b>	Y
<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>	<b>INTERIOR FEATURES</b>	<b>APPLIANCES</b>	<b>WATER HEATER</b>
Ranch	Cable Available	Cook Top-Gas	Gas
Traditional	Ceiling 9ft+	Dishwasher	Tankless
09/12/2015 11:46 AM	<b>MLS #:</b> <a href="#">1305935</a>	217 Malibu Lane	

**EXTERIOR FINISH**

Brick Veneer-Partial  
Concrete Plank  
Stone

**LOT DESCRIPTION**

Fenced Yard  
Level

**FOUNDATION**

Crawl Space

**BASEMENT**

None

**EXTERIOR FEATURES**

Deck  
Tilt Out Windows  
Sprklr In Grnd-Full Yard

**ROOF**

Architectural

**GARAGE FEATURES**

Door Opener

**Ceiling Fan**

Ceiling Cathedral/Vaulted  
Ceiling Smooth  
Ceiling Trey  
Countertops Granite  
Open Floor Plan  
Security System Leased  
Smoke Detector  
Walk In Closet

**MRBED FEATURES**

Double Sink  
Full Bath  
Master on Main Lvl  
Shower Only  
Sitting Room  
Walk-in Closet

**SPECIALTY ROOM**

Loft  
Media Room/Home Theater  
Bonus Room/Rec Room

**LAUNDRY LOCATION**

Sink  
1st Floor  
Walk-in

**Disposal**

Microwave  
Oven(s)-Wall  
Refrigerator  
Oven-Gas  
Ice Machine

**FIREPLACE**

Gas Logs  
Gas Starter  
Ventless

**HEATING SYSTEM**

Baseboard  
Natural Gas  
Damper Controlled

**COOLING SYSTEM**

Central Forced  
Electric

**FLOORS**

Carpet  
Ceramic Tile  
Hardwood

**WATER**

Public

**SEWER**

Public

**STORAGE SPACE**

Attic

**DOCS ON FILE**

House Plans

**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**

<b>Total Taxes</b>	\$0.00	<b>Tax Year</b>	2014
<b>Tax Rate(4%/6%)</b>	6	<b>In City</b>	N
<b>HOA (Y/N)</b>	Y	<b>HOA/Regime Fee\$</b>	\$450
<b>HOA/Regime Fee Mandatory</b>	Yes	<b>HOA Term</b>	Annual
<b>Short Sale (Y/N)</b>	N	<b>Foreclosure (Y/N)</b>	N
<b>Auction (Y/N)</b>	N	<b>Electric Co.</b>	Duke
<b>Gas Co.</b>	Piedmont	<b>Phone Co.</b>	AT&T
<b>Water Co.</b>	Greenville Water		

**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**