



MLS # 1305939
Class Residential
Type Single Family
 -Detached
Area 041
Subdivision The Courtyards on
 West Georgia Road
Listing Price \$357,000
Address 204 Malibu Lane
City Simpsonville
State SC
Zip 29680
Status Active
Sale/Rent For Sale

of Bedrooms 3
of Full Baths 2
of Half Baths 0
of Stories One
Approx Age New/Never Lived
 In
Garage Type Attached Garage
Garage Capacity Two



DIRECTIONS

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

GENERAL

SQFT Finished and Heated	2200-2399	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	3	Contact # for Appts	864-294-0006
# Full Baths on Main Lvl	2	Enable Schedule-It (Y/N)	No
# of BRs Below Grade	0	Agent	<u>ANNELL B PILARTE-BAILEY - Cell: 864-346-0598</u>
# of Rooms Below Grade	0	Listing Office 1	<u>COLDWELL BANKER CAINE WILLIAMS ST. - MAIN: 864-250-2850</u>
# of Fireplaces	1	Days On Market	40
Approx Year Built	2015	Cumulative DOM	163
Builders Name	Virani LLC	Agent Hit Count	100
Model Name	Martina	Client Hit Count	10
County	Greenville	Listing Type	Exclusive Right to Sell
Tax ID Number	0575270101900	Agency Relationship	Buyer Agent
Tax ID	0575270101900	BA	3
Legal Lot Number	37	SA	0
Approx # of Acres	0.18	Variable Rate Com	N
Approx Lot Dimensions	111.85x72.88x82.16x80.00	Bonus	N
Elementary School	<u>Ellen Woodside</u>	Original Price	\$357,000
Middle School	<u>Woodmont</u>	Listing Date	8/3/2015
High School	<u>Woodmont</u>	Input Date	8/3/2015 3:22 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	10x12	Breakfast Room Size	13x11
Kitchen Size	14x18	Great Room Size	14x18
Master Bedroom Size	16x14	Bedroom #2 Size	14x12
Bedroom #3 Size	14x12	Laundry Size	9x8
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)	N	Master Bedroom (Y/N)	Y
Bedroom #2 (Y/N)	Y	Bedroom #3 (Y/N)	Y
Bedroom #4 (Y/N)	N	Laundry (Y/N)	Y
Florida Room (Y/N)	N	Picture	4

FEATURES

STYLE Ranch Traditional	GARAGE FEATURES Door Opener	APPLIANCES Cook Top-Gas Dishwasher Disposal Microwave Oven(s)-Wall	WATER HEATER Gas Tankless
EXTERIOR FINISH Brick Veneer-Partial Concrete Plank	INTERIOR FEATURES Cable Available Ceiling 9ft+ Ceiling Fan		STORAGE SPACE Attic
09/12/2015 11:45 AM	MLS #: <u>1305939</u>	204 Malibu Lane	DOCS ON FILE

Stone LOT DESCRIPTION Fenced Yard Level FOUNDATION Crawl Space BASEMENT None EXTERIOR FEATURES Deck Sprklr In Grnd-Full Yard ROOF Architectural	Ceiling Ceiling Smooth Ceiling Trey Countertops Granite Open Floor Plan Smoke Detector MRBED FEATURES Double Sink Full Bath Master on Main Lvl Shower-Separate Tub-Separate SPECIALTY ROOM Loft 2nd Kitchen/Kitchenette LAUNDRY LOCATION Sink 1st Floor Walk-in	OverGas 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 Files 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
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FINANCIAL

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

REMARKS

First, this plan is an ALL-main floor living. 3 bedrooms, 2 full bathrooms, open great room dining and kitchen area, Study, mudroom, spacious laundry and amazing back deck ALL in the same level. This floor plan is the newest design for this custom builder. It is truly all your "must haves" in one plan. Deep, stoned and brick front porch with a breathtaking barrel ceiling welcomes you to the iron glass front door. Two spacious spare bedrooms, beautiful guest bathroom with lots of counter space, and a Study are just some of the many features this home. The kitchen and open dining area you just have to see to believe. The kitchen itself screams storage and counter space. It is open to the great room with beautiful arches. Granite counters Wood floors, beautiful trim work and light fixtures will set this house apart from all of your other choices. Other features include a Laundry Room with Cabinets, 30-Year Architectural Shingles, Fully Sodded Yard with Irrigation Front and Back, a Brick Rear Fence with an iron fence facing the front, Gutters with Downspouts, Gas Grill hook-up at Rear Deck, Gas Tank less Water Heater, Radiant Roof Barrier, a Rear Covered Porch with Ceiling Fan, and more! All this conveniently located close to I-385, shopping, restaurants!

SYNDICATION REMARKS

Listed by Annell Bailey for more information call (864) 346-0598. First, this plan is an ALL-main floor living. 3 bedrooms, 2 full bathrooms, open great room dining and kitchen area, Study, mudroom, spacious laundry and amazing back deck ALL in the same level. This floor plan is the newest design for this custom builder. It is truly all your "must haves" in one plan. Deep, stoned and brick front porch with a breathtaking barrel ceiling welcomes you to the iron glass front door. Two spacious spare bedrooms, beautiful guest bathroom with lots of counter space, and a Study are just some of the many features this home. The kitchen and open dining area you just have to see to believe. The kitchen itself screams storage and counter space. It is open to the great room with beautiful arches. Granite counters Wood floors, beautiful trim work and light fixtures will set this house apart from all of your other choices. Other features include a Laundry Room with Cabinets, 30-Year Architectural Shingles, Fully Sodded Yard with Irrigation Front and Back, a Brick Rear Fence with an iron fence facing the front, Gutters with Downspouts, Gas Grill hook-up at Rear Deck, Gas Tank less Water Heater, Radiant Roof Barrier, a Rear Covered Porch with Ceiling Fan, and more! All this conveniently located close to I-385, shopping, restaurants!

ADDITIONAL PICTURES



DISCLAIMER

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