

## ALL FIELDS DETAIL



<b>MLS #</b>	1264801	<b># of Bedrooms</b>	4
<b>Status</b>	Active	<b># of Full Baths</b>	4
<b>Type</b>	Single Family-Detached	<b># of Half Baths</b>	0
<b>Address</b>	250 Mt View Road	<b>Garage Capacity</b>	Two
<b>City</b>	Landrum	<b># of Stories</b>	Two
<b>State</b>	SC	<b>Approx Age</b>	31-50
<b>Zip</b>	29356	<b>Garage Type</b>	Detached Garage
<b>Area</b>	013		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$375,000		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>Enable Schedule-It (Y/N)</b>	No	<b>County</b>	Spartanburg
<b># of Fireplaces</b>	1	<b>SQFT Finished and Heated</b>	3000-3199
<b>Subdivision</b>	None	<b>Tax ID Number</b>	1070001602
<b>Approx # of Acres</b>	10.65	<b>Elementary School</b>	O.P. Earle
<b>Middle School</b>	Landrum Middle	<b>High School</b>	Landrum
<b>Agent</b>	SUNIL VARGHESE - Cell: (864) 525-7449	<b>Listing Office 1</b>	Wham AARE, LLC - Main: (864) 801-9468
<b>SA</b>	0%	<b>BA</b>	3%
<b>Variable Rate Com</b>	N	<b>Listing Type</b>	Exclusive Right to Sell
<b>Agency Relationship</b>	Buyer Agent	<b>Listing Date</b>	8/11/2013
<b>Associated Document Count</b>	4	<b>Living Room (Y/N)</b>	Y
<b>Living Room Size</b>	0x0	<b>Dining Room (Y/N)</b>	Y
<b>Dining Rm Size</b>	0x0	<b>Breakfast Room (Y/N)</b>	Y
<b>Breakfast Room Size</b>	0x0	<b>Kitchen (Y/N)</b>	Y
<b>Kitchen Size</b>	0x0	<b>Great Room (Y/N)</b>	N
<b>Den (Y/N)</b>	N	<b>Bonus/Rec Room (Y/N)</b>	N
<b>Florida Room (Y/N)</b>	N	<b>Deck (Y/N)</b>	Y
<b>Deck Size</b>	0x0	<b>Laundry (Y/N)</b>	Y
<b>Laundry Size</b>	0x0	<b>Master Bedroom (Y/N)</b>	Y
<b>Master Bedroom Size</b>	0x0	<b>Bedroom #2 (Y/N)</b>	Y
<b>Bedroom #2 Size</b>	0x0	<b>Bedroom #3 (Y/N)</b>	Y
<b>Bedroom #3 Size</b>	0x0	<b>Bedroom #4 (Y/N)</b>	Y
<b>Bedroom #4 Size</b>	0x0	<b>VOW Include</b>	Yes
<b>VOW Address</b>	Yes	<b>VOW Comment</b>	Yes
<b>VOW AVM</b>	Yes	<b># of Rooms Below Grade</b>	0
<b># of Bedrooms Main Level</b>	3	<b>Status Date</b>	8/13/2013
<b>HotSheet Date</b>	8/13/2013	<b>Price Date</b>	8/13/2013
<b>Input Date</b>	8/13/2013 12:55:00 PM	<b># Full Baths on Main Lvl</b>	3
<b>Showing</b>	Call Specified Appointment Center	<b>Contact # for Appts</b>	(864) 467-0000
<b>Directions</b>	Take I-26W to Exit 1 (14) and turn left. Go about 2.5 miles and turn right onto Mountainview and then turn into driveway on right directly after WHAM sign.	<b>Update Date</b>	8/14/2013
<b>Cumulative DOM</b>	3	<b>Agent Hit Count</b>	52
<b>Client Hit Count</b>	17	<b>Original Price</b>	\$375,000
<b>Days On Market</b>	3		

## FEATURES

<b>STYLE</b>	<b>INTERIOR FEATURES</b>	<b>FIREPLACE</b>	<b>DOCS ON FILE</b>
Log	Countertops-Solid Surface	Wood Burning Fireplace	Appraisal
<b>EXTERIOR FINISH</b>	Handicap Access	<b>HEATING SYSTEM</b>	Survey
Wood	In-Law Suite	Electric	<b>DOCUMENTS WITH OFFER</b>
<b>LOT DESCRIPTION</b>	<b>MRBED FEATURES</b>	<b>COOLING SYSTEM</b>	As Is Addendum
Level	Full Bath	Electric	<b>ON INTERNET</b>
Mountain View	Master on Main Lvl	<b>FLOORS</b>	Yes
Wooded	Shower Only	Hardwood	<b>GARBAGE PICKUP</b>
<b>FOUNDATION</b>	<b>SPECIALTY ROOM</b>	<b>WATER</b>	Private
Crawl Space	Laundry	Public	<b>DRIVEWAY</b>
<b>BASEMENT</b>	2nd Kitchen/Kitchenette	<b>SEWER</b>	Paved
None	<b>LAUNDRY LOCATION</b>	Septic	<b>CONDO REGIME INCLUDES</b>
<b>EXTERIOR FEATURES</b>	Sink	<b>WATER HEATER</b>	None

## FEATURES

Deck  
Porch-Front  
Porch-Wrap Around  
**ROOF**  
Architectural  
**GARAGE FEATURES**  
None

1st Floor  
Walk-in  
**APPLIANCES**  
Cook Top-Smooth  
Dishwasher  
Microwave  
Oven-Electric

Electric  
**STORAGE SPACE**  
Garage  
Out Building

**AMENITIES INCLUDE**  
None  
**SHOWING**  
Appointment Only  
**ADDITIONAL FEES**  
None

## FINANCIAL

**Total Taxes**  
**Tax Rate(4%/6%)**  
**HOA (Y/N)**  
**Foreclosure (Y/N)**

\$990.17  
4%  
N  
N

**Tax Year**  
**In City**  
**Short Sale (Y/N)**  
**Auction (Y/N)**

2012  
N  
N  
N

## MEMBER REMARKS

Interior room dimensions to follow. Property is in good condition and will be sold as-is. Appraised for \$389,000 in July 2012! Per the appraiser regarding 250 Mt View (the big log cabin) - "A portion of the base structure is a manufactured home, however, it appears that only a portion of the manufactured home's base structure remains. The majority of the subject is site built." The other two log cabins are (251 & 252) are modulars. See associated docs for floor plans of all three log cabins along with the survey. FYI Pictures 1-11 are of the main house (250 Mt View), pictures 13-17 are of 251 Mt. View, & pictures 18-23 are of 252 Mt View. Property taxes for 2012 of \$990 reflect a lower assessed value and also an agricultural use, which according to the Spartanburg County Assessor's office the property no longer qualifies for. Per the assessor's office the taxes for an owner occupant based on \$375,000 would be approximately \$3900. Since this is a unique property if your buyer has questions regarding taxes please have them call the Spartanburg County assessor's office at (864) 596-2544. Buyer should verify all information in the MLS.

## REMARKS

This one of a kind property has been priced below the last appraised value and boasts three log cabins on approx 10.65 acres with stunning mountain views! The main home (250 Mt View) is two stories with the master on the main and offers 4 bedrooms, 4 full baths, and 3174 square feet with a kitchen with updated corian countertops plus a separate kitchenette, gorgeous hardwood floors throughout, and an in-law suite. Upstairs you'll find a spacious living room, bedroom, and full bath. The second log cabin (251 Mt View) features 1 bedroom, 1 full bath, plus a kitchen, dining room, and laundry room and is 597 sq ft. The third cabin (252 Mt View) is 902 sq ft and has 1 bedroom with 2 full bathrooms plus a kitchen, dining room, morning room, and laundry room. There's also a detached 2 car garage with a 3rd bay for storage & a detached 30x40 workshop. All three log cabins also have beautiful porches. There are so many possibilities for this property - you could live in one and rent out the others or have space for family and friends. This property last appraised for \$389,000 and will not last long so see it today before its gone! All buyers must have a pre-approval letter prior to viewing.

## SYNDICATION REMARKS

Listed by Sunil Varghese with WHAM Auctions, Appraisals, & Real Estate...call today at (864) 525-7449 for more information or to schedule a private showing. This one of a kind property has been priced below the last appraised value and boasts three log cabins on approx 10.65 acres with stunning mountain views! The main home (250 Mt View) is two stories with the master on the main and offers 4 bedrooms, 4 full baths, and 3174 square feet with a kitchen with updated corian countertops plus a separate kitchenette, gorgeous hardwood floors throughout, and an in-law suite. Upstairs you'll find a spacious living room, bedroom, and full bath. The second log cabin (251 Mt View) features 1 bedroom, 1 full bath, plus a kitchen, dining room, and laundry room and is 597 sq ft. The third cabin (252 Mt View) is 902 sq ft and has 1 bedroom with 2 full bathrooms plus a kitchen, dining room, morning room, and laundry room. There's also a detached 2 car garage with a 3rd bay for storage & a detached 30x40 workshop. All three log cabins also have beautiful porches. There are so many possibilities for this property - you could live in one and rent out the others or have space for family and friends. This property last appraised for \$389,000 and will not last long so see it today before its gone! All buyers must have a pre-approval letter prior to viewing.

## ADDITIONAL PICTURES





**DISCLAIMER**  
This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2013



## SITE PLAN

Borrower or Owner

Property Address	250 Mountain View Rd
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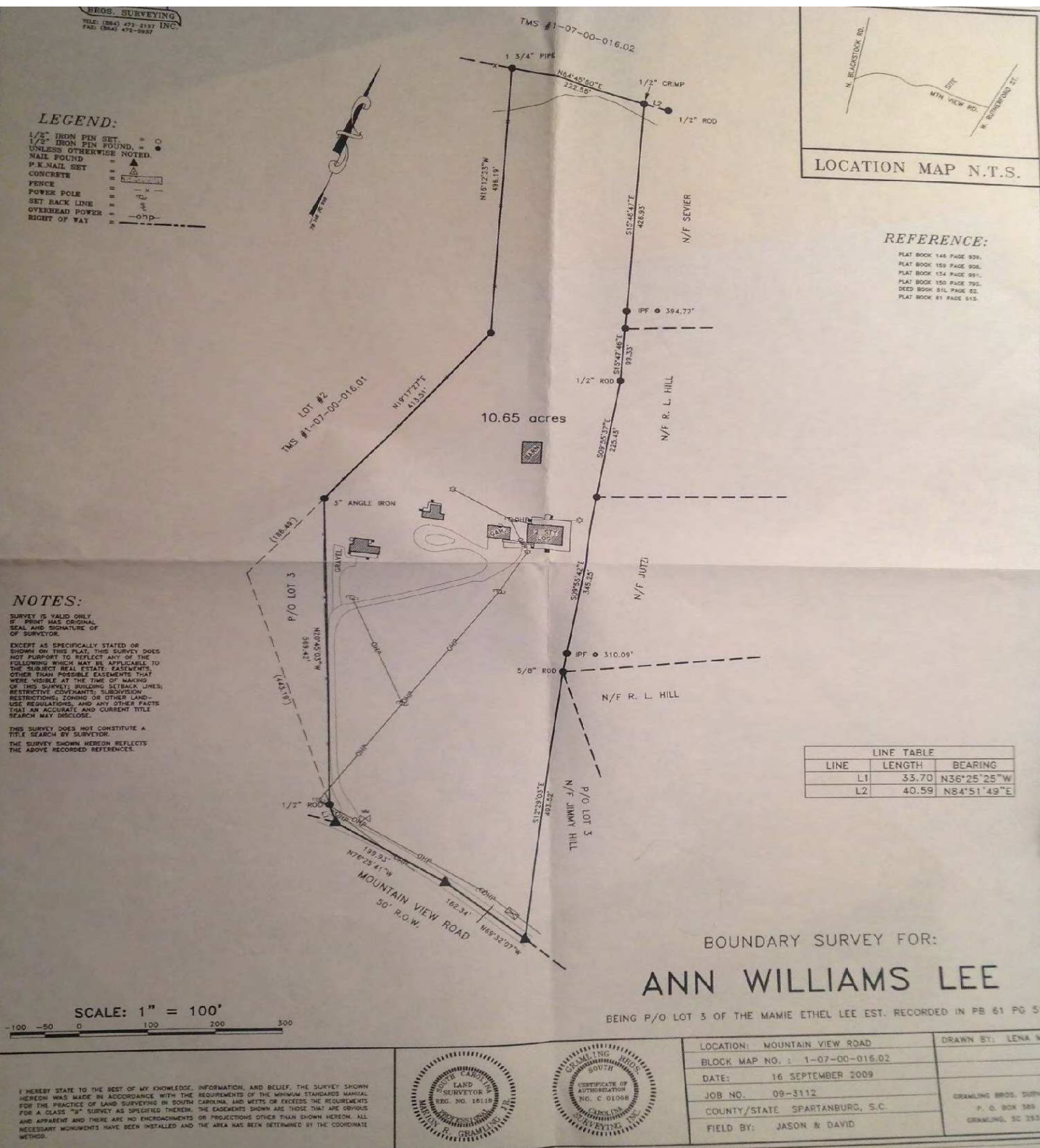
City	Landrum
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County Spartanburg

State	SC
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Zip Code 29356

Client Wells Fargo Wealth Management



## SKETCH ADDENDUM

Borrower or Owner

Property Address 250 Mountain View Rd

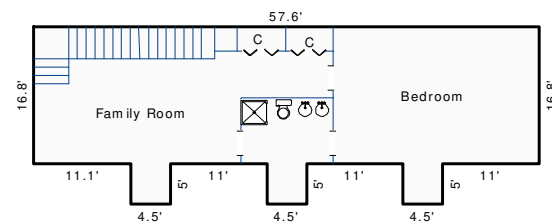
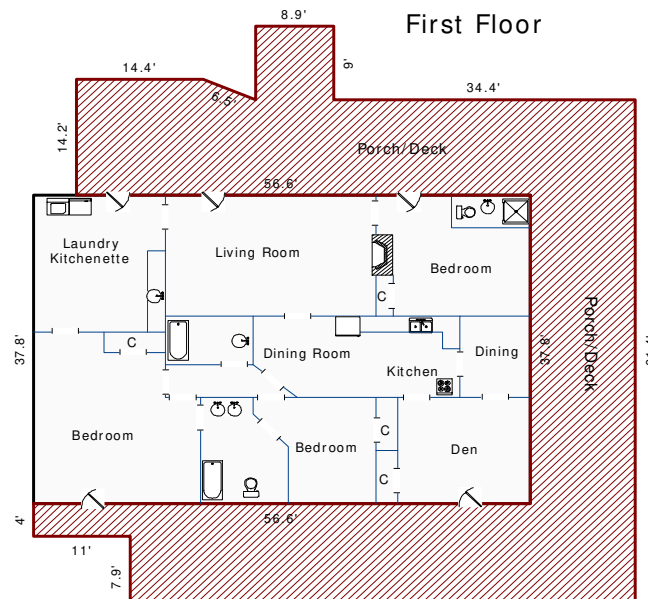
City Landrum

County Spartanburg

State SC

Zip Code 29356

Client Wells Fargo Wealth Management



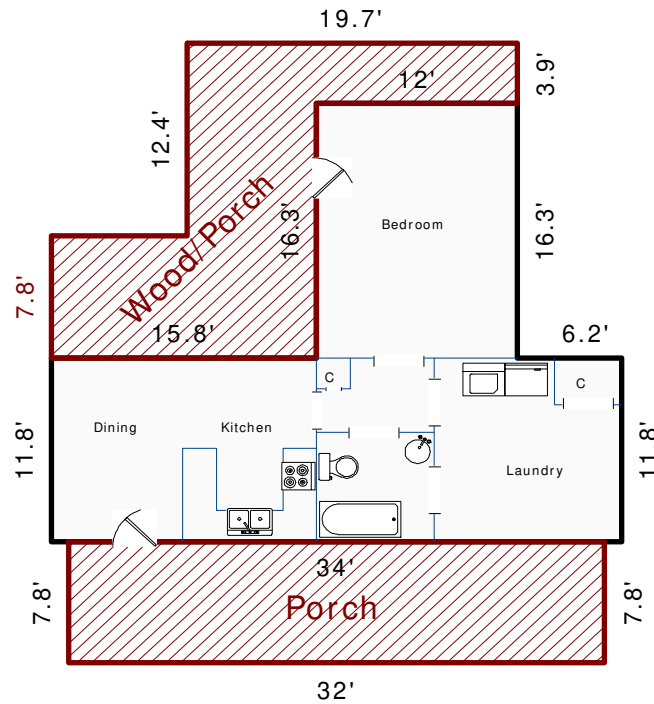
Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	2139.5	2139.5
GLA2	Second Floor	1035.2	1035.2
P/P	Porch/Deck	2051.9	2051.9
Net LIVABLE Area		(rounded)	3175

LIVING AREA BREAKDOWN			
Breakdown		Subtotals	
First Floor		2139.5	
Second Floor		967.7	
56.6	x 37.8	2139.5	
57.6	x 16.8	967.7	
5.0	x 4.5	22.5	
5.0	x 4.5	22.5	
5.0	x 4.5	22.5	
5 Items	(rounded)	3175	

Client



## First Floor

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	596.8	596.8
P/P	Porch	249.6	
	Wood/Porch	265.5	515.1
Net LIVABLE Area		(rounded)	597

[illegible]

## SKETCH ADDENDUM

Borrower or Owner

Property Address 252 Mountain View Rd

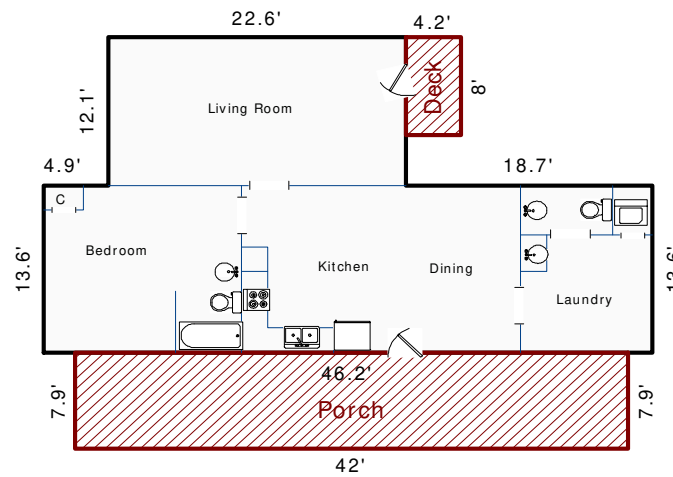
City Landrum

County Spartanburg

State SC

Zip Code 29356

Client



First Floor

Sketch by Apex Medina™

Comments:

## AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	901.8	901.8
P/P	Porch	331.8	
	Deck	33.6	365.4
Net LIVABLE Area		(rounded)	902

## LIVING AREA BREAKDOWN

Breakdown		Subtotals
First Floor		
46.2	x 13.6	628.3
12.1	x 22.6	273.5
2 Items		(rounded)
		902