

**ALL FIELDS DETAIL**



<b>MLS #</b>	1463715	<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>	1
	-Detached	<b># of Stories</b>	2+Basement
<b>Area</b>	032	<b>Approx Age</b>	31-50
<b>Subdivision</b>	River Walk	<b>Parking Type</b>	Attached
<b>Listing Price</b>	\$580,000		Garage
<b>Address</b>	346 Parkside Drive	<b>Garage Total</b>	2
<b>City</b>	Simpsonville	<b>Capacity</b>	
<b>State</b>	SC	<b>Virtual Tour</b>	Virtual Tour
<b>Zip</b>	29681	<b>Non-Branded Virtual</b>	Non-Branded
<b>Status</b>	Active	<b>Tour</b>	Virtual Tour
<b>Sale/Rent</b>	For Sale		



**DIRECTIONS**

**Directions** From I-385 head east on Bridges Road, turn left onto Bethel Road, turn left onto SC-14, turn right onto Five Forks Road, turn right onto Parkside Road, home is on the right.

**GENERAL**

<b>Total SQFT Finished/Heated</b>	4200-4399	<b>Showing</b>	Call Specified Appointment Center
<b>Below Grade Finished Sq Ft Range</b>	1200-1399	<b>Contact # for Appts</b>	800-746-9464
<b># of Bedrooms Main Level</b>	1	<b>Agent</b>	Nichole Zales - Cell: 864-843-5919
<b># Full Baths on Main Lvl</b>	1	<b>Agent License ID</b>	88712
<b># of BRs Below Grade</b>	1	<b>Listing Office 1</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b># of Rooms Below Grade</b>	4	<b>Brokerage License ID</b>	23129
<b># of Fireplaces</b>	3	<b>Listing Agent 2</b>	Darron Meares - Cell: 864-444-5361
<b>Approx Year Built</b>	1990	<b>Listing Office 2</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b>Builders Name</b>	Jerry N. Marsh Builders	<b>Cumulative DOM</b>	0
<b>County</b>	Greenville	<b>Agent Hit Count</b>	1
<b>Tax ID Number</b>	0548.09-01-038.00	<b>Client Hit Count</b>	4
<b>Tax ID</b>	0548.09-01-038.00	<b>Listing Type</b>	Exclusive Right to Sell
<b>Lot Size/Acreage</b>	1/2 Acre or Less	<b>BA</b>	3%
<b>Approx # of Acres</b>	0.39	<b>SA</b>	0%
<b>Elementary School</b>	Monarch	<b>TB</b>	3%
<b>Middle School</b>	Mauldin	<b>Variable Rate Com</b>	N
<b>High School</b>	Mauldin	<b>Bonus</b>	N
<b>Associated Document Count</b>	5	<b>Original Price</b>	\$580,000
<b>LeadBased Paint Disc Req?</b>	No	<b>Listing Date</b>	2/4/2022
<b>Res. Property Disc. Req?</b>	No	<b>Input Date</b>	2/4/2022 10:09 PM
<b>Geocode Quality</b>	Exact Match	<b>Input Date</b>	2/4/2022 10:09 PM
<b>Picture Count</b>	33	<b>Price Date</b>	2/4/2022
<b>IDX Include</b>	Y	<b>Status Date</b>	2/4/2022
<b>VOW Include</b>	Yes	<b>Update Date</b>	2/4/2022
<b>VOW Address</b>	Yes	<b>HotSheet Date</b>	2/4/2022
<b>VOW Comment</b>	Yes		
<b>VOW AVM</b>	Yes		
<b>Update Date</b>	2/4/2022 10:09 PM		

**ROOM DIMENSIONS**

<b>Living Room Size</b>	26x16	<b>Dining Rm Size</b>	17x13
<b>Breakfast Room Size</b>	14x13	<b>Kitchen Size</b>	16x14
<b>Den Size</b>	13x10	<b>Bonus/Rec Rm Size</b>	26x16
<b>Master Bedroom Size</b>	17x16	<b>Bedroom #2 Size</b>	21x13
<b>Bedroom #3 Size</b>	21x13	<b>Bedroom #4 Size</b>	16x16
<b>Laundry Size</b>	10x10	<b>Living Room (Y/N)</b>	Y
<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>	N
<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>Sun Room (Y/N)</b>	N

**FEATURES**

<b>STYLE</b>	Traditional	<b>DRIVEWAY</b>	Circular	<b>LAUNDRY</b>	Sink	<b>DOCS ON FILE</b>	Restric.Cov/By-Laws
<b>EXTERIOR FINISH</b>			Extra Pad		1st Floor	<b>DOCUMENTS WITH OFFER</b>	

## FEATURES

Brick Veneer-Full	Paved	Walk-in	As Is Addendum
<b>LOT DESCRIPTION</b>	<b>INTERIOR FEATURES</b>	Dryer – Electric Hookup	Copy Earnest Money Check
Corner	2 Story Foyer	<b>APPLIANCES</b>	Pre-approve/Proof of Fund
Some Trees	Bookcase	Cook Top-Smooth	Specified Sales Contract
<b>FOUNDATION</b>	Ceiling Fan	Dishwasher	<b>ON INTERNET</b>
Crawl Space	Ceiling Smooth	Oven(s)-Wall	Yes
Basement	Central Vacuum	Refrigerator	<b>GARBAGE PICKUP</b>
<b>BASEMENT</b>	Countertops-Solid Surface	Microwave-Built In	Private
Partial Finished	Security System Owned	<b>FIREPLACE</b>	<b>CONDO REGIME INCLUDES</b>
Full	Sky Lights	Gas Logs	None
Walkout	Some Window Trtmnts	<b>HEATING SYSTEM</b>	<b>HOA / COMMUNITY AMENITIES</b>
Interior Access	Walk In Closet	Forced Air	Club House
<b>EXTERIOR FEATURES</b>	Wet Bar	<b>COOLING SYSTEM</b>	Common Areas
Deck	Pot Filler Faucet	Central Forced	Exercise Facility
Patio	<b>MRBED FEATURES</b>	Multi-Units	Lights
Porch-Screened	Double Sink	<b>FLOORS</b>	Path
Some Storm Doors	Full Bath	Carpet	Playground
Some Storm Windows	Master on Main Lvl	Ceramic Tile	Pool
<b>ROOF</b>	Shower-Separate	Hardwood	Tennis Court
Architectural	Tub-Separate	<b>WATER</b>	<b>SHOWING</b>
<b>PARKING/GARAGE</b>	Walk-in Closet	Public	Appointment Only
Door Opener	Fireplace	<b>SEWER</b>	Vacant
Side/Rear Entry	<b>SPECIALTY ROOM</b>	Public	Lockbox-Electronic
Attached Garage 2 Cars	Laundry	<b>WATER HEATER</b>	<b>ADDITIONAL FEES</b>
	Office/Study	Other	HOA Mgmt Transfer Fee
	Bonus Room/Rec Room	<b>STORAGE SPACE</b>	
		Attic	
		Garage	

## FINANCIAL

<b>Total Taxes</b>	\$2,441.35	<b>Tax Year</b>	2021
<b>Tax Rate(4%/6%)</b>	4%	<b>In City</b>	N
<b>HOA (Y/N)</b>	Y	<b>HOA/Regime Fee\$</b>	\$850
<b>HOA/Regime Fee Mandatory</b>	Yes	<b>HOA Term</b>	Annual
<b>HOA Contact Name/#</b>	rwra.membership@gmail.com	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	Y
<b>Electric Co.</b>	Laurens Electric	<b>Gas Co.</b>	Piedmont Natural Gas
<b>Water Co.</b>	Greenville Water		

## MEMBER REMARKS

**Member Remarks** Mailbox is being replaced. PLEASE be sure door to screened room is held closed when leaving (door is not latching properly). Review associated docs - selling AS-IS with NO contingencies. This is not a foreclosure; buyer will receive clear title at closing. This property will be offered at public auction Wednesday, February 23, 2022, at 12:00 p.m. All pre-auction offers will be submitted and reviewed.

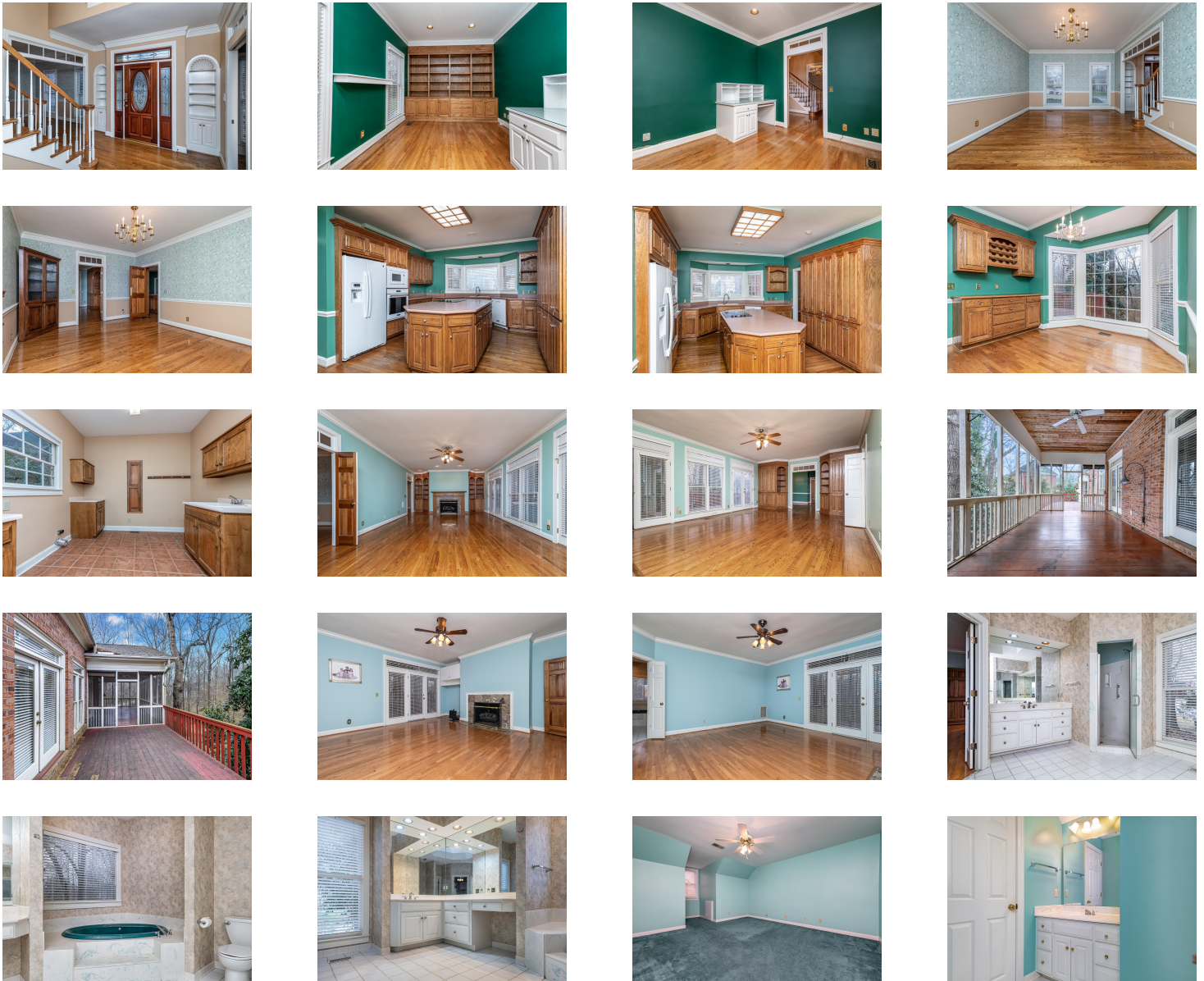
## REMARKS

**Remarks** 346 Parkside Drive is a stately brick home on a rolling corner lot in the highly-sought after River Walk subdivision of Simpsonville. This four -bedroom, three-and-a-half-bathroom home was built by Jerry N. Marsh Builders in 1990. This home features many handpicked finishing touches including built-ins throughout, hardwood floors on the first floor, some crown molding and chair rail. The two-story foyer is flanked by an office with built-in bookcases and desk, and a generously sized dining room. The kitchen with breakfast nook has an oversized island, ample solid wood cabinetry, and floor to ceiling bay window offering serene views. Adjacent the kitchen is a walk-in laundry room with sink and the attached two-car garage. The living room features a marble surround fireplace with wood mantel, built-in bookcases, wet bar, and access to the cedar plank ceiling screened porch! The owner's suite is on the main level and also provides access to the screened porch This bedroom has a marble surround fireplace and large ensuite. The ensuite contains separate vanities, stand-alone shower, soaking tub, and large walk-in closet. Upstairs are two bedrooms, each with walk-in closets that provide attic access, and a Jack-and-Jill bathroom. The walk-out basement is finished with the exception of the partially-finished storage room. The large bonus room has a brick fireplace and French doors leading to the patio. Also on the basement level is a bedroom and full bathroom. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. All pre -auction offers will be submitted and reviewed. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Wednesday, February 23, 2022, at 12:00 p.m., preview begins at 10:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. This is an estate and the property is selling AS-IS with NO contingencies.\*\*\*\*\*

**SYNDICATION REMARKS**

**Syndication Remarks** Listing presented by Meares Property Advisors. Call 864-843-5919 or visit [www.MPA-SC.com](http://www.MPA-SC.com) for more information. 346 Parkside Drive is a stately brick home on a rolling corner lot in the highly-sought after River Walk subdivision of Simpsonville. This four-bedroom, three-and-a-half-bathroom home was built by Jerry N. Marsh Builders in 1990. This home features many handpicked finishing touches including built-ins throughout, hardwood floors on the first floor, some crown molding and chair rail. The two-story foyer is flanked by an office with built-in bookcases and desk, and a generously sized dining room. The kitchen with breakfast nook has an oversized island, ample solid wood cabinetry, and floor to ceiling bay window offering serene views. Adjacent the kitchen is a walk-in laundry room with sink and the attached two-car garage. The living room features a marble surround fireplace with wood mantel, built-in bookcases, wet bar, and access to the cedar plank ceiling screened porch! The owner's suite is on the main level and also provides access to the screened porch This bedroom has a marble surround fireplace and large ensuite. The ensuite contains separate vanities, stand-alone shower, soaking tub, and large walk-in closet. Upstairs are two bedrooms, each with walk-in closets that provide attic access, and a Jack-and-Jill bathroom. The walk-out basement is finished with the exception of the partially-finished storage room. The large bonus room has a brick fireplace and French doors leading to the patio. Also on the basement level is a bedroom and full bathroom. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. All pre-auction offers will be submitted and reviewed. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Wednesday, February 23, 2022, at 12:00 p.m., preview begins at 10:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. This is an estate and the property is selling AS-IS with NO contingencies. \*\*\*\*\*

**ADDITIONAL PICTURES**







**DISCLAIMER**

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2019