

**ALL FIELDS DETAIL**



<b>MLS #</b>	1469806	<b># of Bedrooms</b>	3
<b>Class</b>	Residential	<b># of Full Baths</b>	2
<b>Type</b>	Single Family	<b># of Half Baths</b>	1
	-Detached	<b># of Stories</b>	1+Bonus
<b>Area</b>	055	<b>Approx Age</b>	11-20
<b>Subdivision</b>	Other	<b>Parking Type</b>	Attached
<b>Listing Price</b>	\$325,000		Garage
<b>Address</b>	108 Montclaire Circle	<b>Garage Total</b>	2
<b>City</b>	Liberty	<b>Capacity</b>	
<b>State</b>	SC	<b>Virtual Tour</b>	Virtual Tour
<b>Zip</b>	29657	<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 Liberty, head south on US-178, turn left onto Moorhaven Drive, turn right onto Montclaire Circle, home is on the right.

**GENERAL**

<b>Total SQFT Finished/Heated</b>	2200-2399	<b>Showing</b>	Call Specified Appointment Center
<b># of Bedrooms Main Level</b>	3	<b>Contact # for Appts</b>	800-746-9464
<b># Full Baths on Main Lvl</b>	2	<b>Agent</b>	Nichole Zales - Cell: 864-843-5919
<b># of Rooms Below Grade</b>	0	<b>Agent License ID</b>	88712
<b># of Fireplaces</b>	1	<b>Listing Office 1</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b>Approx Year Built</b>	2003	<b>Brokerage License ID</b>	23129
<b>County</b>	Anderson	<b>Listing Agent 2</b>	Darron Meares - Cell: 864-444-5361
<b>Tax ID Number</b>	113-01-01-034-000	<b>Listing Office 2</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b>Lot Size/Acreage</b>	1/2 - Acre	<b>Cumulative DOM</b>	0
<b>Approx # of Acres</b>	0.86	<b>Agent Hit Count</b>	0
<b>Elementary School</b>	Mount Lebanon Elementary	<b>Client Hit Count</b>	0
<b>Middle School</b>	Riverside	<b>Listing Type</b>	Exclusive Right to Sell
<b>High School</b>	Pendleton	<b>BA</b>	3%
<b>Associated Document Count</b>	8	<b>SA</b>	0%
<b>LeadBased Paint Disc Req?</b>	No	<b>TB</b>	3%
<b>Res. Property Disc. Req?</b>	Yes	<b>Variable Rate Com</b>	N
<b>Geocode Quality</b>	Exact Match	<b>Bonus</b>	N
<b>Picture Count</b>	33	<b>Original Price</b>	\$325,000
<b>IDX Include</b>	Y	<b>Listing Date</b>	4/26/2022
<b>VOW Include</b>	Yes	<b>Input Date</b>	4/26/2022 4:42 PM
<b>VOW Address</b>	Yes	<b>Input Date</b>	4/26/2022 4:42 PM
<b>VOW Comment</b>	Yes	<b>Price Date</b>	4/26/2022
<b>VOW AVM</b>	Yes	<b>Status Date</b>	4/26/2022
<b>Update Date</b>	4/26/2022 4:42 PM	<b>Update Date</b>	4/26/2022
		<b>HotSheet Date</b>	4/26/2022

**ROOM DIMENSIONS**

<b>Living Room Size</b>	18x18	<b>Dining Rm Size</b>	14x12
<b>Breakfast Room Size</b>	10x12	<b>Kitchen Size</b>	13x13
<b>Bonus/Rec Rm Size</b>	18x16	<b>Master Bedroom Size</b>	17x14
<b>Bedroom #2 Size</b>	14x12	<b>Bedroom #3 Size</b>	12x12
<b>Laundry Size</b>	12x7	<b>Screened Porch Size</b>	17x12
<b>Deck Size</b>	12x8	<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>	N	<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>	N
<b>Laundry (Y/N)</b>	Y	<b>Sun Room (Y/N)</b>	N
<b>Screened Porch (Y/N)</b>	Y	<b>Deck (Y/N)</b>	Y

**FEATURES**

<b>STYLE</b>	Traditional	<b>PARKING/GARAGE</b>	Door Opener	<b>LAUNDRY</b>	Sink	<b>STORAGE SPACE</b>	Attic
<b>EXTERIOR FINISH</b>	Vinyl Siding		Side/Rear Entry		1st Floor		Garage
<b>LOT DESCRIPTION</b>	Level	<b>DRIVEWAY</b>	Attached Garage 2 Cars	<b>APPLIANCES</b>	Walk-in	<b>DOCS ON FILE</b>	Restric.Cov/By-Laws
			Extra Pad		Dishwasher		Seller Disclosure

## FEATURES

### FOUNDATION

Crawl Space

### BASEMENT

None

### EXTERIOR FEATURES

Deck  
Porch-Front  
Porch-Screened  
Sprklr In Grnd-Partial Yd  
Tilt Out Windows  
Vinyl/Aluminum Trim

### ROOF

Architectural

Paved

### INTERIOR FEATURES

Bookcase  
Cable Available  
Ceiling Fan  
Ceiling Cathedral/Vaulted  
Ceiling Smooth  
Countertops-Solid Surface  
Smoke Detector  
Some Window Trtmnts  
Walk In Closet  
Split Floor Plan  
Pot Filler Faucet

### MRBED FEATURES

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

### SPECIALTY ROOM

Laundry  
Bonus Room/Rec Room

Disposal  
Dryer  
Stand Alone Range-Gas  
Refrigerator  
Washer  
Microwave-Built In

### FIREPLACE

Gas Logs

### HEATING SYSTEM

Natural Gas

### COOLING SYSTEM

Electric

### FLOORS

Carpet  
Ceramic Tile  
Hardwood  
Vinyl

### WATER

Public

### SEWER

Septic

### WATER HEATER

Gas

### DOCUMENTS WITH OFFER

As Is Addendum  
Copy Earnest Money Check  
Pre-approve/Proof of Fund  
Signed SDS  
Specified Sales Contract  
See Remarks

### ON INTERNET

Yes

### GARBAGE PICKUP

Private

### CONDO REGIME INCLUDES

None

### HOA / COMMUNITY AMENITIES

Common Areas  
Playground  
Pool

### SHOWING

Appointment Only  
Vacant  
Lockbox-Electronic

### ADDITIONAL FEES

HOA Mgmt Transfer Fee

## FINANCIAL

**Total Taxes** \$858.38  
**Tax Rate(4%/6%)** 4%  
**HOA (Y/N)** Y  
**HOA/Regime Fee Mandatory** Yes  
**HOA Contact Name/#** Don Campo 203-435-4679  
**Foreclosure (Y/N)** N

**Tax Year** 2021  
**In City** N  
**HOA/Regime Fee\$** \$350  
**HOA Term** Annual  
**Short Sale (Y/N)** N  
**Auction (Y/N)** Y

## MEMBER REMARKS

**Member Remarks** PLEASE 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 Friday, May 20, 2022, at 12:00 p.m. All pre-auction offers will be submitted and reviewed.

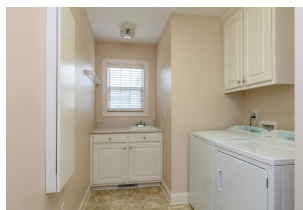
## REMARKS

**Remarks** 108 Montclair Circle in Liberty is a wonderfully maintained one-owner home in the small community of Moorhaven subdivision. This three-bedroom, two-and-a-half bathroom home features a finished bonus room over the garage that provides adequate flex space for a fourth bedroom, fitness room, game room, home office, playroom, or more. The majority of the approximately 2,300 square feet of living space is on the main floor, including the owner's suite. The kitchen features beautiful cabinetry with built-in two-drawer dishwasher, spice rack, and pantry space. Vaulted ceilings and abundant windows give this home plenty of natural light. The screened porch provides comfort and serenity overlooking the tranquil backyard. \*\*\*\*\*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 Friday, May 20, 2022, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. 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 for more information. 108 Montclair Circle in Liberty is a wonderfully maintained one-owner home in the small community of Moorhaven subdivision. This three-bedroom, two-and-a-half bathroom home features a finished bonus room over the garage that provides adequate flex space for a fourth bedroom, fitness room, game room, home office, playroom, or more. The majority of the approximately 2,300 square feet of living space is on the main floor, including the owner's suite. The kitchen features beautiful cabinetry with built-in two-drawer dishwasher, spice rack, and pantry space. Vaulted ceilings and abundant windows give this home plenty of natural light. The screened porch provides comfort and serenity overlooking the tranquil backyard. \*\*\*\*\*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 Friday, May 20, 2022, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; new owner will receive clear title at closing. 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