

## ALL FIELDS DETAIL



<b>MLS #</b>	1476372	<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>	0
	-Detached	<b># of Stories</b>	1
<b>Area</b>	040	<b>Approx Age</b>	31-50
<b>Subdivision</b>	Gower Estates	<b>Parking Type</b>	Combination
<b>Listing Price</b>	\$440,000	<b>Garage Total</b>	5
<b>Address</b>	110 Amber Drive	<b>Capacity</b>	
<b>City</b>	Greenville	<b>Virtual Tour</b>	Virtual Tour
<b>State</b>	SC	<b>Non-Branded Virtual</b>	Non-Branded
<b>Zip</b>	29607	<b>Tour</b>	Virtual Tour
<b>Status</b>	Active		
<b>Sale/Rent</b>	For Sale		



## DIRECTIONS

**Directions** From Laurens Road, turn onto Laurel Creek Lane, turn left onto Carolia Avenue, turn right onto Amber Drive, home is on the right.

## GENERAL

<b>Total SQFT Finished/Heated</b>	1600-1799	<b>Showing</b>	Call Specified Appointment Center
<b># of Bedrooms Main Lvl</b>	3	<b>Contact # for Appts/Questions</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>County</b>	Greenville	<b>Brokerage License ID</b>	23129
<b>Tax ID Number</b>	0264.00-12-009.00	<b>Listing Agent 2</b>	Darron Meares - Cell: 864-444-5361
<b>Tax ID</b>	0264.00-12-009.00	<b>Listing Office 2</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b>Lot Size/Acreage</b>	1/2 Acre or Less	<b>Days On Market</b>	2
<b>Approx # of Acres</b>	0.31	<b>Cumulative DOM</b>	2
<b>Elementary School</b>	Sara Collins	<b>Agent Hit Count</b>	89
<b>Middle School</b>	Beck	<b>Client Hit Count</b>	26
<b>High School</b>	J. L. Mann	<b>Listing Type</b>	Exclusive Right to Sell
<b>Associated Document Count</b>	6	<b>BA</b>	3%
<b>LeadBased Paint Disc Req?</b>	Yes	<b>SA</b>	0%
<b>Res. Property Disc. Req?</b>	No	<b>TB</b>	3%
<b>Geocode Quality</b>	Exact Match	<b>Variable Rate Com</b>	N
<b>Picture Count</b>	26	<b>Original Price</b>	\$440,000
<b>IDX Include</b>	Y	<b>Listing Date</b>	7/9/2022
<b>VOW Include</b>	Yes	<b>Input Date</b>	7/9/2022 1:49 PM
<b>VOW Address</b>	Yes	<b>Input Date</b>	7/9/2022 1:49 PM
<b>VOW Comment</b>	Yes	<b>Price Date</b>	7/9/2022
<b>VOW AVM</b>	Yes	<b>Status Date</b>	7/9/2022
<b>Update Date</b>	7/9/2022 1:49 PM	<b>Update Date</b>	7/9/2022
		<b>HotSheet Date</b>	7/9/2022

## ROOM DIMENSIONS

<b>Living Room Size</b>	21x15	<b>Dining Rm Size</b>	12x12
<b>Kitchen Size</b>	10x9	<b>Den Size</b>	12x12
<b>Master Bedroom Size</b>	23x14	<b>Bedroom #2 Size</b>	11x11
<b>Bedroom #3 Size</b>	11x11	<b>Other Room 1</b>	Sitting Room
<b>Other Room 1 Size</b>	14x11	<b>Living Room (Y/N)</b>	Y
<b>Dining Room (Y/N)</b>	Y	<b>Breakfast Room (Y/N)</b>	N
<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>	N
<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>	N	<b>Sun Room (Y/N)</b>	N
<b>Patio (Y/N)</b>	N		

## FEATURES

<b>STYLE</b>	<b>DRIVEWAY</b>	<b>APPLIANCES</b>	<b>DOCS ON FILE</b>
Ranch	Extra Pad	Cook Top-Gas	Lead Based Paint Doc.
<b>EXTERIOR FINISH</b>	Paved	Dishwasher	<b>DOCUMENTS WITH OFFER</b>
Brick Veneer-Full	<b>INTERIOR FEATURES</b>	Disposal	Copy Earnest Money Check
<b>LOT DESCRIPTION</b>	Bookcase	Oven(s)-Wall	Lead Based Paint Letter

## FEATURES

Level	Ceiling Fan	Refrigerator	Pre-approve/Proof of Fund
<b>FOUNDATION</b>	Ceiling Smooth	<b>FIREPLACE</b>	Specified Sales Contract
Crawl Space	Some Window Trtmnts	Wood Burning Fireplace	<b>ON INTERNET</b>
<b>BASEMENT</b>	Walk In Closet	<b>HEATING SYSTEM</b>	Yes
None	Countertops – Laminate	Natural Gas	<b>GARBAGE PICKUP</b>
<b>EXTERIOR FEATURES</b>	<b>MRBED FEATURES</b>	<b>COOLING SYSTEM</b>	Public
Patio	Full Bath	Central Forced	<b>CONDO REGIME INCLUDES</b>
Porch-Front	Master on Main Lvl	<b>FLOORS</b>	None
Generator	Shower Only	Carpet	<b>HOA / COMMUNITY AMENITIES</b>
<b>ROOF</b>	Sitting Room	Hardwood	Other
Architectural	Walk-in Closet	Parquet	<b>SHOWING</b>
<b>PARKING/GARAGE</b>	Multiple Closets	<b>WATER</b>	Appointment Only
Door Opener	<b>SPECIALTY ROOM</b>	Public	Vacant
Side/Rear Entry	None	<b>SEWER</b>	Lockbox-Electronic
Workshop	<b>LAUNDRY</b>	Public	<b>ADDITIONAL FEES</b>
Carport 2 Cars	1st Floor	<b>WATER HEATER</b>	HOA Mgmt Transfer Fee
Detached Garage 3+ Cars	Closet Style	Gas	
	Dryer – Electric Hookup	<b>STORAGE SPACE</b>	
		Out Building w/Elec.	

## FINANCIAL

<b>Total Taxes</b>	\$916.68	<b>Tax Year</b>	2021
<b>Tax Rate(4%/6%)</b>	4%	<b>In City</b>	Y
<b>HOA (Y/N)</b>	Y	<b>HOA/Regime Fee\$</b>	\$100
<b>HOA/Regime Fee Mandatory</b>	Yes	<b>HOA Term</b>	Annual
<b>HOA Contact Name/#</b>	GowerEstatesHOA@gmail.com	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	Y

## MEMBER REMARKS

**Member Remarks** PLEASE review associated docs. Chandelier in living room has been removed and will not convey. Selling AS-IS with NO contingencies. This is an estate, no SDS is available. This is not a foreclosure; buyer will receive clear title at closing. This property will be offered at public auction Friday, July 22, 2022, at 3:00 p.m. All pre-auction offers will be submitted and reviewed.

## REMARKS

**Remarks** 110 Amber Drive in Greenville's Gower Estates is less than a half-mile from Gower Estates Park and Gower Estates Pool. Homeowners within the Gower Pool Boundary may apply for membership in accordance with the Gower Estates Pool ByLaws. This one-owner, brick ranch is approximately 1,650 square feet with three bedrooms and two full bathrooms. Beautiful hardwood floors grace the foyer, living room, and sitting room of the owner's suite, and plantation shutters are installed in much of the home. The ±0.31 acre lot includes an extra parking pad and a three-car garage/workshop in addition to the attached two-car carport. There is also an ample-sized patio with private access to the owner's suite. The generator was installed in 2020, the water heater was replaced in 2019, and the gas pack was installed in 2016. Please note, water intrusion staining can be seen in the home – the roof was repaired in 2020, but the interior was not repainted. There is also a new light fixture for the living room that will convey with the home for the new owner to install. \*\*\*\*\*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, July 22, 2022, at 3:00 p.m., preview begins at 1:00 p.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. 110 Amber Drive in Greenville's Gower Estates is less than a half-mile from Gower Estates Park and Gower Estates Pool. Homeowners within the Gower Pool Boundary may apply for membership in accordance with the Gower Estates Pool ByLaws. This one-owner, brick ranch is approximately 1,650 square feet with three bedrooms and two full bathrooms. Beautiful hardwood floors grace the foyer, living room, and sitting room of the owner's suite, and plantation shutters are installed in much of the home. The ±0.31 acre lot includes an extra parking pad and a three-car garage/workshop in addition to the attached two-car carport. There is also an ample -sized patio with private access to the owner's suite. The generator was installed in 2020, the water heater was replaced in 2019, and the gas pack was installed in 2016. Please note, water intrusion staining can be seen in the home – the roof was repaired in 2020, but the interior was not repainted. There is also a new light fixture for the living room that will convey with the home for the new owner to install. \*\*\*\*\*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, July 22, 2022, at 3:00 p.m., preview begins at 1:00 p.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

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