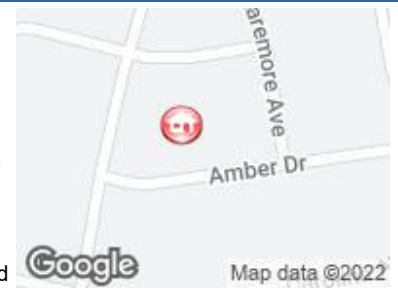


ALL FIELDS DETAIL

MLS #	1476372	# of Bedrooms	3
Class	Residential	# of Full Baths	2
Type	Single Family	# of Half Baths	0
	-Detached	# of Stories	1
Area	040	Approx Age	31-50
Subdivision	Gower Estates	Parking Type	Combination
Listing Price	\$400,000	Garage Total	5
Address	110 Amber Drive	Capacity	
City	Greenville	Virtual Tour	Virtual Tour
State	SC	Non-Branded Virtual Tour	Non-Branded
Zip	29607	Tour	Virtual Tour
Status	Active		
Sale/Rent	For Sale		

**DIRECTIONS**

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

GENERAL

Total SQFT Finished/Heated	1600-1799	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	3	Contact # for Appts/Questions	800-746-9464
# Full Baths on Main Lvl	2	Agent	Nichole Zales - Cell: 864-843-5919
# of Rooms Below Grade	0	Agent License ID	88712
# of Fireplaces	1	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
County	Greenville	Brokerage License ID	23129
Tax ID Number	0264.00-12-009.00	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Tax ID	0264.00-12-009.00	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Lot Size/Acreage	1/2 Acre or Less	Days On Market	19
Approx # of Acres	0.31	Cumulative DOM	19
Elementary School	Sara Collins	Agent Hit Count	170
Middle School	Beck	Client Hit Count	55
High School	J. L. Mann	Listing Type	Exclusive Right to Sell
Associated Document Count	2	BA	3%
LeadBased Paint Disc Req?	Yes	SA	0%
Res. Property Disc. Req?	No	TB	3%
Geocode Quality	Exact Match	Variable Rate Com	N
Picture Count	27	Original Price	\$440,000
IDX Include	Y	Listing Date	7/9/2022
VOW Include	Yes	Input Date	7/9/2022 1:49 PM
VOW Address	Yes	Input Date	7/9/2022 1:49 PM
VOW Comment	Yes	Price Date	7/24/2022
VOW AVM	Yes	Status Date	7/9/2022
Update Date	7/28/2022 11:09 AM	Update Date	7/28/2022
		HotSheet Date	7/24/2022

ROOM DIMENSIONS

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

FEATURES

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

FEATURES

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

FINANCIAL

Total Taxes	\$916.68	Tax Year	2021
Tax Rate(4%/6%)	4%	In City	Y
HOA (Y/N)	Y	HOA/Regime Fee\$	\$50
HOA/Regime Fee Mandatory	Yes	HOA Term	Annual
HOA Contact Name/#	GowerEstatesHOA@gmail.com	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	N

MEMBER REMARKS

Member Remarks 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. 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.

REMARKS

Remarks Recently appraised at \$400,000 in May of 2022, 110 Amber Drive in Greenville's Gower Estates is an original owner, brick ranch home. This home 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 with half bath, 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 an estate and the property is selling AS-IS with no seller's disclosure. Located 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.

SYNDICATION REMARKS

Syndication Remarks Listing presented by Meares Property Advisors. Call 864-843-5919 or visit www.MPA-SC.com for more information. Recently appraised at \$400,000 in May of 2022, 110 Amber Drive in Greenville's Gower Estates is an original owner, brick ranch home. This home 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 with half bath, 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 an estate and the property is selling AS-IS with no seller's disclosure. Located 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.

ADDITIONAL PICTURES



Re: Property: 110 Amber Dr
 Greenville, SC 29607
 Owner: Gary Lynn
 Date: 08/28/2022
 Appraiser: [Signature]
 Appraiser License #: 34028
 Member Since: 08/28/2022

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.
 The purpose of this appraisal is to determine an opinion of market value for the property described in this appraisal report, as improved, as of the date of the appraisal.

This report is based on a physical analysis of the site and improvements, a local analysis of the neighborhood and/or, and an opinion of value based on the market conditions as of the date of the appraisal. This report was prepared and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The report of value reported above is in the appraisal office and is contingent upon the verification and listing conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if you have any additional questions or requests.

Sincerely,
 [Signature]
 Appraiser

DISCLAIMER

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