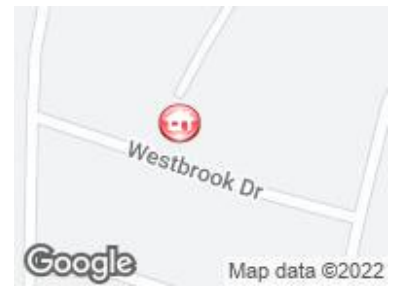


ALL FIELDS DETAIL



MLS # 1484899
Class Residential
Type Single Family
 -Detached
Area 074
Subdivision None
Listing Price \$220,000
Address 8 Westbrook Drive
City Greenville
State SC
Zip 29605
Status Active
Sale/Rent For Sale

of Bedrooms 2
of Full Baths 1
of Half Baths 0
of Stories 1
Approx Age 50+
Parking Type Detached
 Garage
 2
Garage Total Capacity
Virtual Tour Virtual Tour
Non-Branded Virtual Tour Non-Branded
 Virtual Tour



DIRECTIONS

Directions From downtown Greenville, head southwest on SC-81 S/Anderson St, turn left onto S Washington Ave, sharp right onto Old Piedmont Hwy, turn left onto Westbrook Dr, home will be on the left.

GENERAL

Total SQFT Finished/Heated 1000-1199
of Bedrooms Main Level 2
Full Baths on Main Lvl 1
of BRs Below Grade 0
of Rooms Below Grade 0
of Fireplaces 0
County Greenville
Tax ID Number 0102.00-02-053.00
Tax ID 0102.00-02-053.00
Lot Size/Acreage 1/2 Acre or Less
Approx # of Acres 0.35
Elementary School Thomas E. Kerns
Middle School Hughes
High School Carolina
Associated Document Count 4
LeadBased Paint Disc Req? Yes
Res. Property Disc. Req? No
Geocode Quality Exact Match
Picture Count 26
IDX Include Y
VOW Include Yes
VOW Address Yes
VOW Comment Yes
VOW AVM Yes
Update Date 11/9/2022 9:13 PM

Showing Call Specified Appointment Center
Contact # for Appts/Questions 800-746-9464
Enable Schedule-It (Y/N) No
Agent Nichole Zales - Cell: 864-843-5919
Agent License ID 88712
Listing Office 1 Meares Property Advisors Inc. - Main: 864-947-2000
Brokerage License ID 23129
Listing Agent 2 Darron Meares - Cell: 864-444-5361
Listing Office 2 Meares Property Advisors Inc. - Main: 864-947-2000
Days On Market 18
Cumulative DOM 18
Agent Hit Count 108
Client Hit Count 17
Listing Type Exclusive Right to Sell
BA 3%
SA 0%
TB 3%
Variable Rate Com N
Original Price \$220,000
Listing Date 10/22/2022
Input Date 10/22/2022 10:04 PM
Input Date 10/22/2022 10:04 PM
Price Date 10/22/2022
Status Date 10/22/2022
Update Date 11/9/2022
HotSheet Date 10/22/2022

ROOM DIMENSIONS

Living Room Size	16x14	Dining Rm Size	14x13
Kitchen Size	14x10	Master Bedroom Size	14x12
Bedroom #2 Size	12x12	Laundry Size	5x5
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)	N
Bonus/Rec Room (Y/N)	N	Master Bedroom (Y/N)	Y
Bedroom #2 (Y/N)	Y	Bedroom #3 (Y/N)	N
Bedroom #4 (Y/N)	N	Laundry (Y/N)	Y
Sun Room (Y/N)	N		

FEATURES

STYLE Ranch	PARKING/GARAGE Door Opener	APPLIANCES Dryer	DOCS ON FILE Lead Based Paint Doc.
EXTERIOR FINISH Vinyl Siding	Workshop	Refrigerator	DOCUMENTS WITH OFFER
LOT DESCRIPTION	Yard Door	Washer	As Is Addendum
	Detached Garage 2 Cars	Stand Alone Rng-Electric	Copy Earnest Money Check

FEATURES

Fenced Yard	Key Pad Entry	FIREPLACE	Lead Based Paint Letter
Sloped Gently	DRIVEWAY	None	Pre-approve/Proof of Fund
Some Trees	Extra Pad	HEATING SYSTEM	Specified Sales Contract
FOUNDATION	Paved	Electric	ON INTERNET
Crawl Space	INTERIOR FEATURES	COOLING SYSTEM	Yes
BASEMENT	Ceiling Fan	Central Forced	GARBAGE PICKUP
None	Smoke Detector	Electric	Public
EXTERIOR FEATURES	Some Window Trtmnts	FLOORS	CONDO REGIME INCLUDES
Porch-Front	Countertops – Laminate	Hardwood	None
Some Storm Doors	Pantry – Closet	Vinyl	HOA / COMMUNITY AMENITIES
Some Storm Windows	MRBED FEATURES	WATER	None
Tilt Out Windows	Master on Main Lvl	Public	SHOWING
Vinyl/Aluminum Trim	SPECIALTY ROOM	SEWER	Appointment Only
ROOF	Laundry	Public	Vacant
Architectural	LAUNDRY	WATER HEATER	Lockbox-Electronic
	1st Floor	Electric	ADDITIONAL FEES
	Walk-in	STORAGE SPACE	None
	Dryer – Electric Hookup	Out Building w/Elec.	DISABILITY FEATURES
			Exterior Ramp

FINANCIAL

Total Taxes	\$651.17	Tax Year	2021
Tax Rate(4%/6%)	4%	In City	N
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	Y
Electric Co.	Duke	Water Co.	Greenville Water

MEMBER REMARKS

Member Remarks Do not lock door handles – use deadbolts only. PLEASE review associated docs. Selling AS-IS with NO contingencies. This property will be offered at public auction Thursday, December 8, 2022, at 12:00 p.m., preview begins at 11:00 a.m. All pre-auction offers will be submitted and reviewed.

REMARKS

Remarks 8 Westbrook Drive in Greenville, SC, is located in the revitalizing area of Dunean and less than ten minutes from award-winning downtown. This charming 1949-era home is a two-bedroom, one-bathroom ranch on an approximately one-third acre lot. The original hardwood flooring and hand-plastered ceilings show the pride taken when this home was built. Very well maintained with updated vinyl siding, vinyl windows, heat pump, and architectural shingle roof. The meticulously manicured landscape includes angel's trumpets, azaleas, amaryllis, daffodils, tulip tree, and dogwoods. Detached two-car garage with workshop, outside the city limits and NO HOA! Fireplace and chimney is believed to be superficial. *****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 Thursday, December 8, 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. This 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. 8 Westbrook Drive in Greenville, SC, is located in the revitalizing area of Dunean and less than ten minutes from award-winning downtown. This charming 1949-era home is a two-bedroom, one-bathroom ranch on an approximately one-third acre lot. The original hardwood flooring and hand-plastered ceilings show the pride taken when this home was built. Very well maintained with updated vinyl siding, vinyl windows, heat pump, and architectural shingle roof. The meticulously manicured landscape includes angel's trumpets, azaleas, amaryllis, daffodils, tulip tree, and dogwoods. Detached two-car garage with workshop, outside the city limits and NO HOA! Fireplace and chimney is believed to be superficial. *****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 Thursday, December 8, 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. This property is selling AS-IS with NO contingencies.*****

ADDITIONAL PICTURES





DISCLAIMER

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