

## ALL FIELDS DETAIL



<b>MLS #</b>	1485867	<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>	2
<b>Area</b>	015	<b>Approx Age</b>	11-20
<b>Subdivision</b>	Lake Cooley Landing	<b>Parking Type</b>	Attached
<b>Listing Price</b>	\$299,900		Garage
<b>Address</b>	315 Cane Pole Walk	<b>Garage Total</b>	2
<b>City</b>	Inman	<b>Capacity</b>	
<b>State</b>	SC	<b>Virtual Tour</b>	Virtual Tour
<b>Zip</b>	29349	<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-26 turn right onto New Cut Rd, slight left onto John Dodd Rd, turn right onto Gibbs Rd, turn right onto Jordan Creek Rd, turn left onto Cane Pole Walk, home with be in the left.

## GENERAL

<b>Total SQFT Finished/Heated</b>	2000-2199	<b>Showing</b>	Call Specified Appointment Center
<b># of Bedrooms Main Level</b>	0	<b>Contact # for Appts/Questions</b>	800-746-9464
<b># Full Baths on Main Lvl</b>	0	<b>Enable Schedule-It (Y/N)</b>	No
<b># of BRs Below Grade</b>	0	<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>	Spartanburg	<b>Brokerage License ID</b>	23129
<b>Tax ID Number</b>	6-05-00-197.00	<b>Listing Agent 2</b>	Darron Meares - Cell: 864-444-5361
<b>Tax ID</b>	6-05-00-197.00	<b>Listing Office 2</b>	Meares Property Advisors Inc. - Main: 864-947-2000
<b>Lot Size/Acreage</b>	1/2 - Acre	<b>Days On Market</b>	30
<b>Approx # of Acres</b>	0.82	<b>Cumulative DOM</b>	30
<b>Elementary School</b>	Fairforest	<b>Agent Hit Count</b>	82
<b>Middle School</b>	Fairforest	<b>Client Hit Count</b>	13
<b>High School</b>	Dorman	<b>Listing Type</b>	Exclusive Right to Sell
<b>Associated Document Count</b>	5	<b>BA</b>	3%
<b>LeadBased Paint Disc Req?</b>	No	<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>	29	<b>Bonus</b>	N
<b>IDX Include</b>	Y	<b>Original Price</b>	\$299,900
<b>VOW Include</b>	Yes	<b>Listing Date</b>	11/5/2022
<b>VOW Address</b>	Yes	<b>Input Date</b>	11/5/2022 9:17 PM
<b>VOW Comment</b>	Yes	<b>Input Date</b>	11/5/2022 9:17 PM
<b>VOW AVM</b>	Yes	<b>Price Date</b>	11/5/2022
<b>Update Date</b>	12/5/2022 2:50 PM	<b>Status Date</b>	11/5/2022
		<b>Update Date</b>	12/5/2022
		<b>HotSheet Date</b>	11/5/2022

## ROOM DIMENSIONS

<b>Living Room Size</b>	27x13	<b>Dining Rm Size</b>	13x11
<b>Kitchen Size</b>	16x13	<b>Master Bedroom Size</b>	19x13
<b>Bedroom #2 Size</b>	13x11	<b>Bedroom #3 Size</b>	13x11
<b>Laundry Size</b>	12x7	<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>	N	<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>	Y	<b>Sun Room (Y/N)</b>	N

## FEATURES

<b>STYLE</b>	<b>INTERIOR FEATURES</b>	<b>APPLIANCES</b>	<b>WATER HEATER</b>
Traditional	Ceiling Fan	Dishwasher	Electric
<b>EXTERIOR FINISH</b>	Ceiling Blown	Disposal	<b>STORAGE SPACE</b>
Vinyl Siding	Countertops-Solid Surface	Refrigerator	Garage

## FEATURES

<b>LOT DESCRIPTION</b>	Some Window Trtmnts	Stand Alone Rng-Smooth Tp	Out Building
Level	Walk In Closet	Microwave-Built In	<b>DOCS ON FILE</b>
Some Trees	Countertops – Laminate	<b>FIREPLACE</b>	None
<b>FOUNDATION</b>	Pantry – Walk In	Gas Logs	<b>DOCUMENTS WITH OFFER</b>
Crawl Space	Pot Filler Faucet	<b>HEATING SYSTEM</b>	As Is Addendum
<b>BASEMENT</b>	<b>MRBED FEATURES</b>	Electric	Copy Earnest Money Check
None	Double Sink	<b>COOLING SYSTEM</b>	Pre-approve/Proof of Fund
<b>EXTERIOR FEATURES</b>	Full Bath	Central Forced	Specified Sales Contract
Deck	Master on 2nd Lvl	Electric	<b>ON INTERNET</b>
Porch-Front	Shower-Separate	<b>FLOORS</b>	Yes
Tilt Out Windows	Tub-Jetted	Carpet	<b>GARBAGE PICKUP</b>
<b>ROOF</b>	Walk-in Closet	Hardwood	Private
Architectural	<b>SPECIALTY ROOM</b>	Vinyl	<b>CONDO REGIME INCLUDES</b>
<b>PARKING/GARAGE</b>	Laundry	<b>WATER</b>	None
Door Opener	<b>LAUNDRY</b>	Public	<b>HOA / COMMUNITY AMENITIES</b>
Side/Rear Entry	Sink	<b>SEWER</b>	None
Attached Garage 2 Cars	1st Floor	Septic	<b>SHOWING</b>
Key Pad Entry	Walk-in		Restricted Hours
<b>DRIVEWAY</b>	Dryer – Electric Hookup		Other
Extra Pad			<b>ADDITIONAL FEES</b>
Paved			None

## FINANCIAL

<b>Total Taxes</b>	\$1,397.00	<b>Tax Year</b>	2022
<b>Tax Rate(4%/6%)</b>	4%	<b>In City</b>	N
<b>HOA (Y/N)</b>	N	<b>Short Sale (Y/N)</b>	N
<b>Foreclosure (Y/N)</b>	N	<b>Auction (Y/N)</b>	Y
<b>Electric Co.</b>	Broad River	<b>Gas Co.</b>	N/A
<b>Water Co.</b>	Spartanburg		

## 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, January 27, 2023, at 1:00 p.m. All pre-auction offers will be submitted and reviewed.

## REMARKS

**Remarks** 315 Cane Pole Walk in Inman, SC, is nestled on a quiet 14-home cul-de-sac road in Lake Cooley Landing. This beautiful home stands out with stately columns and upper-level balcony. The ±0.82 acre parcel has a rolling backyard that transitions into a picturesque wooded area. The main floor flows naturally from foyer to dining or living room and through the kitchen. Gas log fireplace, walk-in pantry, stainless steel appliances, and garage access to the kitchen are just a few of the highlights on the first floor. A sought-after walk-in laundry room with utility sink, built-in ironing board, and space to maneuver completes this level of the home. Three bedrooms, including the owner's suite, are located on the second story along with two full bathrooms. The owner's suite and one additional bedroom have access to the second floor balcony. The owner's ensuite features dual sinks, jetted tub, separate shower, and walk-in closet. The roof was replaced in early 2021. The gas log fireplace is in place and ready with the installation or rental of a new propane tank. Extra parking pad, outside city limits, and NO HOA! Moments from Lake Cooley and main interstates place this home in a highly-desired area. \*\*\*\*\*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, January 27, 2023, at 1:00 p.m., preview begins at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. This home 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. 315 Cane Pole Walk in Inman, SC, is nestled on a quiet 14-home cul-de-sac road in Lake Cooley Landing. This beautiful home stands out with stately columns and upper-level balcony. The ±0.82 acre parcel has a rolling backyard that transitions into a picturesque wooded area. The main floor flows naturally from foyer to dining or living room and through the kitchen. Gas log fireplace, walk-in pantry, stainless steel appliances, and garage access to the kitchen are just a few of the highlights on the first floor. A sought-after walk-in laundry room with utility sink, built-in ironing board, and space to maneuver completes this level of the home. Three bedrooms, including the owner's suite, are located on the second story along with two full bathrooms. The owner's suite and one additional bedroom have access to the second floor balcony. The owner's ensuite features dual sinks, jetted tub, separate shower, and walk-in closet. The roof was replaced in early 2021. The gas log fireplace is in place and ready with the installation or rental of a new propane tank. Extra parking pad, outside city limits, and NO HOA! Moments from Lake Cooley and main interstates place this home in a highly-desired area. \*\*\*\*\*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, January 27, 2023, at 1:00 p.m., preview begins at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. This home is selling AS-IS with NO contingencies.\*\*\*\*\*

## ADDITIONAL PICTURES





**DISCLAIMER**  
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