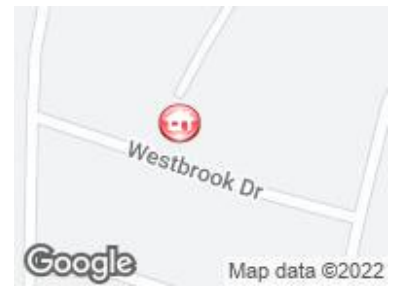


## ALL FIELDS DETAIL



**MLS #** 1484899  
**Class** Residential  
**Type** Single Family  
 -Detached  
**Area** 074  
**Subdivision** None  
**Listing Price** \$200,000  
**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?** Yes  
**Geocode Quality** Exact Match  
**Picture Count** 26  
**IDX Include** Y  
**VOW Include** Yes  
**VOW Address** Yes  
**VOW Comment** Yes  
**VOW AVM** Yes  
**Update Date** 12/13/2022 9:07 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** 52  
**Cumulative DOM** 52  
**Agent Hit Count** 175  
**Client Hit Count** 21  
**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** 12/13/2022  
**Status Date** 10/22/2022  
**Update Date** 12/13/2022  
**HotSheet Date** 12/13/2022

## ROOM DIMENSIONS

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

## FEATURES

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

## FEATURES

Fenced Yard  
Sloped Gently  
Some Trees

### FOUNDATION

Crawl Space

### BASEMENT

None

### EXTERIOR FEATURES

Porch-Front  
Some Storm Doors  
Some Storm Windows  
Tilt Out Windows  
Vinyl/Aluminum Trim

### ROOF

Architectural

Key Pad Entry

### DRIVEWAY

Extra Pad  
Paved

### INTERIOR FEATURES

Ceiling Fan  
Smoke Detector  
Some Window Trtmnts  
Countertops – Laminate  
Pantry – Closet

### MRBED FEATURES

Master on Main Lvl

### SPECIALTY ROOM

Laundry

### LAUNDRY

1st Floor  
Walk-in  
Dryer – Electric Hookup

### FIREPLACE

None

### HEATING SYSTEM

Electric

### COOLING SYSTEM

Central Forced

Electric

### FLOORS

Hardwood  
Vinyl

### WATER

Public

### SEWER

Public

### WATER HEATER

Electric

### STORAGE SPACE

Out Building w/Elec.

Lead Based Paint Letter  
Pre-approve/Proof of Fund  
Specified Sales Contract

### ON INTERNET

Yes

### GARBAGE PICKUP

Public

### CONDO REGIME INCLUDES

None

### HOA / COMMUNITY AMENITIES

None

### SHOWING

Appointment Only  
Vacant

Lockbox-Electronic

### ADDITIONAL FEES

None

### DISABILITY FEATURES

Exterior Ramp

## FINANCIAL

**Total Taxes** \$651.17

**Tax Rate(4%/6%)** 4%

**HOA (Y/N)** N

**Foreclosure (Y/N)** N

**Electric Co.** Duke

**Tax Year** 2021

**In City** N

**Short Sale (Y/N)** N

**Auction (Y/N)** N

**Water Co.** Greenville Water

## MEMBER REMARKS

**Member Remarks** Do not lock door handles – use deadbolts only. Seller's disclosure is in process and will be completed by the owner's POA. Selling AS-IS with no contingencies.

## 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 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. 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 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.©2022