

ALL FIELDS DETAIL



MLS #	1485867	# of Bedrooms	3
Class	Residential	# of Full Baths	2
Type	Single Family	# of Half Baths	1
	-Detached	# of Stories	2
Area	015	Approx Age	11-20
Subdivision	Lake Cooley Landing	Parking Type	Attached
Listing Price	\$289,900		Garage
Address	315 Cane Pole Walk	Garage Total	2
City	Inman	Capacity	
State	SC	Virtual Tour	Virtual Tour
Zip	29349	Non-Branded Virtual	Non-Branded
Status	Active	Tour	Virtual Tour
Sale/Rent	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

Total SQFT Finished/Heated	2000-2199	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	0	Contact # for Appts/Questions	800-746-9464
# Full Baths on Main Lvl	0	Enable Schedule-It (Y/N)	No
# of BRs Below Grade	0	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	Spartanburg	Brokerage License ID	23129
Tax ID Number	6-05-00-197.00	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Tax ID	6-05-00-197.00	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Lot Size/Acreage	1/2 - Acre	Days On Market	87
Approx # of Acres	0.82	Cumulative DOM	87
Elementary School	Fairforest	Agent Hit Count	162
Middle School	Fairforest	Client Hit Count	40
High School	Dorman	Listing Type	Exclusive Right to Sell
Associated Document Count	1	BA	3%
LeadBased Paint Disc Req?	No	SA	0%
Res. Property Disc. Req?	Yes	TB	3%
Geocode Quality	Exact Match	Variable Rate Com	N
Picture Count	29	Bonus	N
IDX Include	Y	Original Price	\$299,900
VOW Include	Yes	Listing Date	11/5/2022
VOW Address	Yes	Input Date	11/5/2022 9:17 PM
VOW Comment	Yes	Input Date	11/5/2022 9:17 PM
VOW AVM	Yes	Price Date	2/8/2023
Update Date	2/8/2023 2:41 PM	Status Date	12/16/2022
		Update Date	2/8/2023
		HotSheet Date	2/8/2023

ROOM DIMENSIONS

Living Room Size	27x13	Dining Rm Size	13x11
Kitchen Size	16x13	Master Bedroom Size	19x13
Bedroom #2 Size	13x11	Bedroom #3 Size	13x11
Laundry Size	12x7	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)	Y	Bedroom #4 (Y/N)	N
Laundry (Y/N)	Y	Sun Room (Y/N)	N

FEATURES

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

FEATURES

LOT DESCRIPTION

Level
Some Trees

FOUNDATION

Crawl Space

BASEMENT

None

EXTERIOR FEATURES

Deck
Porch-Front
Tilt Out Windows

ROOF

Architectural

PARKING/GARAGE

Door Opener
Side/Rear Entry
Attached Garage 2 Cars
Key Pad Entry

DRIVEWAY

Extra Pad
Paved

Some Window Trtmnts
Walk In Closet
Countertops – Laminate
Pantry – Walk In
Pot Filler Faucet

MRBED FEATURES

Double Sink
Full Bath
Master on 2nd Lvl
Shower-Separate
Tub-Jetted
Walk-in Closet

SPECIALTY ROOM

Laundry

LAUNDRY

Sink
1st Floor
Walk-in
Dryer – Electric Hookup

Stand Alone Rng-Smooth Tp
Microwave-Built In

FIREPLACE

Gas Logs

HEATING SYSTEM

Electric

COOLING SYSTEM

Central Forced
Electric

FLOORS

Carpet
Hardwood
Vinyl

WATER

Public

SEWER

Septic

Out Building

DOCS ON FILE

None

DOCUMENTS WITH OFFER

As Is Addendum
Copy Earnest Money Check
Pre-approve/Proof of Fund
Specified Sales Contract

ON INTERNET

Yes

GARBAGE PICKUP

Private

CONDO REGIME INCLUDES

None

HOA / COMMUNITY AMENITIES

None

SHOWING

Restricted Hours
Other

ADDITIONAL FEES

None

FINANCIAL

Total Taxes \$1,397.00
Tax Rate(4%/6%) 4%
HOA (Y/N) N
Foreclosure (Y/N) N
Electric Co. Broad River
Water Co. Spartanburg

Tax Year 2022
In City N
Short Sale (Y/N) N
Auction (Y/N) N
Gas Co. N/A

MEMBER REMARKS

Member Remarks SDS is in process.

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.

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.

ADDITIONAL PICTURES





DISCLAIMER
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