

ALL FIELDS DETAIL



Class	RESIDENTIAL	Bedrooms	Three
MLS #	20182929	Full Baths	Two
Status	ACTIVE	Half Baths	None
Type	Single Family	Garage Capacity	Two
Area	599-Other SC County	Garage Type	Attached Garage
Asking Price	\$137,500	SF Range	1250-1499
Address	312 Turkey Beard Court	# of Stories	One
Address 2		Lake	None
City	Chapin	Lake Front	No
State	SC	Age Range	6-10 Years
Zip	29036	Sale/Rent	For Sale
IDX Include	Y		



GENERAL

Interior Lot Features		VOW Include	Yes	
VOW Address	Yes	VOW Comment	Yes	
VOW AVM	Yes	County	Lexington	
Inside City Limits	No	Acreage Range	.25 to .49	
Listing Agent 1	Darron Meares - Main: 864-444-5361		Listing Company 1	Meares Land & Auction - Office: 864-947-2000
Listing Agent 2		Listing Office 2		
Variable Rate Comm Y/N	No	Buyer Agent Comm	4	
Sub Agent Comm	0	Transaction Brokerage Comm		
TMS#	00716-01-075	Approximate Year Built	2007	
Builder Name		Appt Phone	864-947-2000	
Type Listing	Exclusive Agency	Elementary School	OTHER	
Middle School	OTHER	High School	OTHER	
Lot #	75	List Team		
Number of Acres		Water Frontage (Ft)		
Inside Subdivision	Yes	Subdivision	OTHER	
Developer1stRight Refusal	No	Horses Allowed		
Auction	No	Approx Total SF	1410	
Basement Finished SqFt	0	Basement Unfinished SqFt	0	
Owner Of Record		# Bedrooms on Main Level	3	
# FullBaths on Main Level	2	# of Bedrooms in Basement		
# of Baths in Basement		Living Room Y/N	Yes	
Living Room Size		Dining Room Y/N	Yes	
Dining Room Size		Bonus Room Y/N		
Bonus Room Size		Master Bedroom Y/N	Yes	
Master Bedroom Size		Bedroom 2 Y/N	Yes	
Bedroom 2 Size		Bedroom 3 Y/N	Yes	
Bedroom 3 Size		Bedroom 4 Y/N		
Bedroom 4 Size		Bedroom 5 Y/N		
Bedroom 5 Size		Other Room 1 Y/N		
Other Room 1 Size		Other Room 2 Y/N		
Other Room 2 Size		Off Market Date		
Associated Document Count	0	Picture	34	
Agent Hit Count	32	Client Hit Count	2	
Search By Map		Tax ID	29036	
Update Date	12/18/2016	Status Date	12/18/2016	
HotSheet Date	12/18/2016	Price Date	12/18/2016	
Input Date	12/18/2016 8:11 PM	Days On Market	40	
Quarter Baths		Geocode Quality	Exact Match With Bing	

FEATURES

STYLE	Ranch	COOLING SYSTEM TYPE	Central Forced	APPLIANCES	Range/Oven - Electric	HOA FEE INCLUDES	Common Utilities
	Traditional	EXTERIOR FINISH	Driveway - Concrete		Dishwasher		Street Lights
EXTERIOR FINISH	Brick		Porch-Screened		Disposal	ON REALTOR.COM	Yes
	Vinyl Siding		Some Storm Doors		Microwave - Built in	SHOWING INSTRUCTIONS	Call Listing Office
FOUNDATION	Slab		Glass Door	SPECIALTY ROOMS	Water Heater - Electric		Leave Card at Sellers Req
BASEMENT		INTERIOR FEATURES	Ceiling Fan		Breakfast Area	SHORT SALE	
					Living/Dining Combination		

FEATURES

No	Electric Garage Door	MASTER SUITE FEATURES	No
ROOF	Smoke Detector	Master on Main Level	BANK OWNED
Composition Shingles	Cable TV Available	Full Bath	No
FLOORS	Attic Stairs-Disappearing	Shower Only	USDA
Carpet	Connection-Dryer-Electric	Walk-In Closet	No
Hardwood	Walk-In Closet	STORAGE SPACE	ADD DOCS REQUIRED W/OFFER
Laminate	Ceilings-Blown	Garage	NO
HEATING SYSTEM TYPE	Countertops-Laminate	LOT DESCRIPTION	UTILITIES ON SITE
Heat Pump	Walk-In Shower	Cul-de-Sac	Cable
Electricity	Glass Door	Level	Electric
	Blinds	Underground Utilities	Public Sewer
	Some Window Trtmnts Stay	SEWER	Public Water
	Alarm System-Leased	Public Sewer	Telephone
		WATER	
		Public Water	

FINANCIAL

Original Price	\$137,500	County Taxes	
City Taxes		Tax Year	
Tax Rate		Transfer Fee Y/N	No
Transfer Fee Amount		HOA Y/N	Yes
HOA Mandatory	Yes	Annual HOA Fee	
Electric Co.		Gas Co.	
Phone Co.		Water Co.	
Cable Co.		High Speed Internet Avail	Yes
Owner Financing Possible	No	Roll Back Taxes Incl?	
Directions	From Highway 76 (Chapin Road) at Hardee's, turn left on St Peter's Church Road. Turn left on Broomstraw for 0.6 miles and then right onto Turkey Ridge Drive. Take the first right onto Turkey Ridge Court and then first right onto Turkey Beard.		

SOLD STATUS

How Sold		Contract Date	
Closing Date		Sold Price	
Selling Agent 1		Selling Office 1	
Selling Agent 2		Selling Office 2	
Seller Paid Points		Seller Paid Closing Costs	
Total Approx Sq Ft		Sold Appr AboveGrade SqFt	
Sold Approx Fin Bsmt SqFt		Appr Sold Total Unf SqFt	
Appraiser Name		New Loan Mortgagee	
New Interest Rate%		Sold Variable Y/N	
Amount Down		Additional Financing Info	

PUBLIC REMARKS

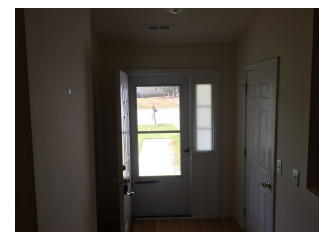
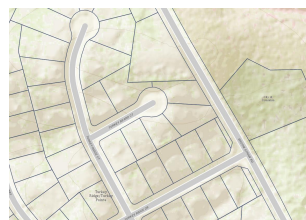
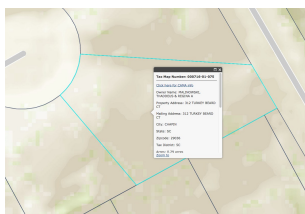
Location! Location! Location! This nice 3 BR, 2 BA home located in Lexington County, SC could be yours! Large family room with screened rear porch looking out to a huge level fenced back yard. Located just around the corner from the new Publix and less than 5 minutes from the award winning Chapin schools with close proximity to I-26, Columbia, SC and Lake Murray! Home includes all appliances... ready to move into.

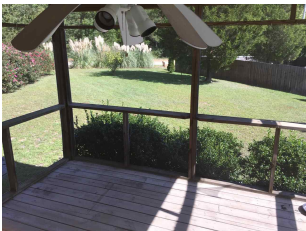
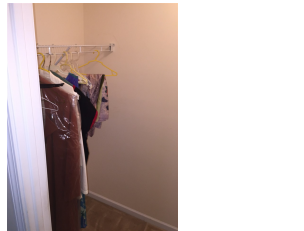
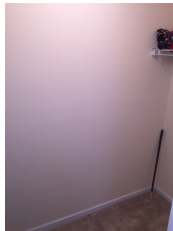
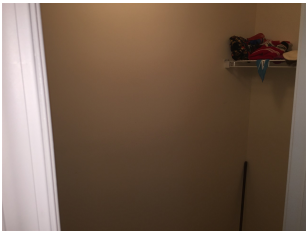
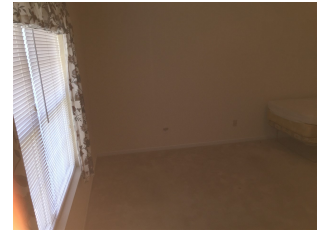
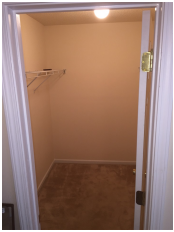
ADDENDUM

PRIVATE REMARKS

PAYING 4% on this home... do not miss out on an opportunity like this for your clients!

ADDITIONAL PICTURES







DISCLAIMER

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