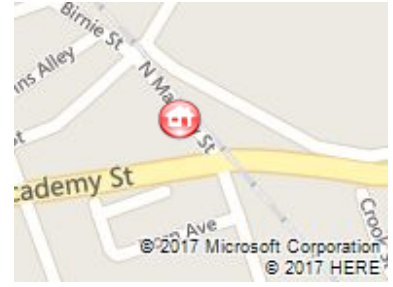


ALL FIELDS DETAIL



MLS #	1334496	# of Bedrooms	3
Class	Residential	# of Full Baths	3
Type	Condo/Townhouse	# of Half Baths	1
	-Attached	# of Stories	3+
Area	075	Approx Age	To Be Built
Subdivision	City Homes at Markley	Parking Type	Attached
	Markley	Garage	Garage
Listing Price	\$685,500	Garage Total Capacity	2
Address	425 N Markley Street		
Address 2	Lot 5		
City	Greenville		
State	SC		
Zip	29601		
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

Directions As Highway 385 ends in downtown Greenville, take a left on N. Main St. Continue down Main St, taking a slight right onto S Main St. At the Greenville Drive Ballpark, take a right onto N Markley St and continue a quarter mile to the project on the left.

GENERAL

Total SQFT Finished/Heated	2400-2599	Showing	Call Listing Agent
# of Bedrooms Main Level	2	Contact # for Appts	864-303-7249
# Full Baths on Main Lvl	2	Enable Schedule-It (Y/N)	No
# of Rooms Below Grade	0	Agent	Trey T Cole
# of Fireplaces	2	Agent License ID	88996
Townhouse	City Homes at Markley	Listing Office 1	Coldwell Banker Caine Co. - Main: 864-250-2850
County	Greenville	Brokerage License ID	19526
Tax ID Number	TBD	Days On Market	98
Tax ID	TBD	Cumulative DOM	98
Legal Lot Number	5	Agent Hit Count	166
Approx Lot Dimensions	29x79x29x79	Client Hit Count	44
Elementary School	A.J. Whittenberg	Listing Type	Exclusive Right to Sell
Middle School	Sevier	Brokerage Relationship	Buyer Agent
High School	Greenville	BA	3
Associated Document Count	0	SA	3
LeadBased Paint Disc Req?	No	Variable Rate Com	N
Res. Property Disc. Req?	No	Original Price	\$685,500
Geocode Quality	Exact Match With Bing	Listing Date	12/14/2016
Picture Count	4	Input Date	12/14/2016 4:21 PM
IDX Include	Y	Price Date	12/14/2016
VOW Include	Yes	Status Date	12/14/2016
VOW Address	Yes	Update Date	1/13/2017
VOW Comment	Yes	HotSheet Date	12/14/2016
VOW AVM	Yes		

ROOM DIMENSIONS

Dining Rm Size	8x16	Kitchen Size	12x18
Great Room Size	19x18	Master Bedroom Size	16x12
Bedroom #2 Size	12x12	Bedroom #3 Size	15x13
Other Room 1	Loft	Other Room 1 Size	6x12
Other Room 2	Flex Space	Laundry Size	TBD
Deck Size	23x8	Living Room (Y/N)	N
Dining Room (Y/N)	Y	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Great Room (Y/N)	Y
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
Deck (Y/N)	Y		

FEATURES

STYLE	DRIVEWAY	APPLIANCES	DOCS ON FILE
Craftsman	Extra Pad	Dishwasher	House Plans
EXTERIOR FINISH	Paved	Disposal	DOCUMENTS WITH OFFER
Brick Veneer-Partial	INTERIOR FEATURES	Stand Alone Range-Gas	Copy Earnest Money Check

FEATURES

Concrete Plank	Ceiling 9ft+	Oven-Convection	Pre-approve/Proof of Fund
LOT DESCRIPTION	Ceiling Fan	Refrigerator	Specified Sales Contract
Corner	Ceiling Smooth	FIREPLACE	ON INTERNET
Sidewalk	Countertops Granite	Gas Logs	Yes
Sloped Gently	Open Floor Plan	HEATING SYSTEM	GARBAGE PICKUP
FOUNDATION	Smoke Detector	Multi-Units	Public
Slab	Walk In Closet	Natural Gas	CONDO REGIME INCLUDES
BASEMENT	Second Living Quarters	COOLING SYSTEM	Common Area Ins.
None	Elevator	Central Forced	Lawn Maintenance
EXTERIOR FEATURES	MRBED FEATURES	Electric	Street Lights
Deck	Double Sink	Multi-Units	Trash Service
Porch-Front	Full Bath	FLOORS	Termite Contract
Windows-Thermal	Master on 2nd Lvl	Ceramic Tile	By-Laws
ROOF	Shower Only	Hardwood	Restrictive Covenants
Other	Walk-in Closet	Concrete	HOA / COMMUNITY AMENITIES
PARKING/GARAGE	SPECIALTY ROOM	WATER	Some Sidewalks
Door Opener	Comb Liv & Din Room	Public	Lawn Maintenance
Courtyard Entry	Laundry	SEWER	Private Roads
	Loft	Public	SHOWING
	LAUNDRY	WATER HEATER	Appointment Only
	2nd Floor	Gas	List Agent Present
	Walk-in	Tankless	ADDITIONAL FEES
		STORAGE SPACE	None
		Garage	

FINANCIAL

Total Taxes	\$3,370.00	Tax Year	2015
Tax Rate(4%/6%)	4%	In City	Y
HOA (Y/N)	Y	HOA/Regime Fee\$	\$150
HOA/Regime Fee Mandatory	Yes	HOA Term	Monthly
Short Sale (Y/N)	N	Foreclosure (Y/N)	N
Auction (Y/N)	N		

MEMBER REMARKS

Member Remarks Client can reserve unit with a \$5,000 refundable deposit for up to 14 days. If contract is not fulfilled, property will come back on the market. Call for details. CBC agents give our clients the SCR forms to review prior to receiving or making an offer. GGAR has only approved and SCR only provides legal counsel for these forms. Offers/counteroffers on other forms may require additional legal counsel causing delay and increased cost and may create a disadvantage for your buyer, especially in a multiple offer situation. Please advise your clients as this is a material fact.

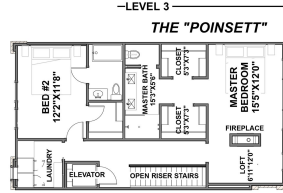
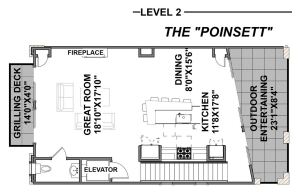
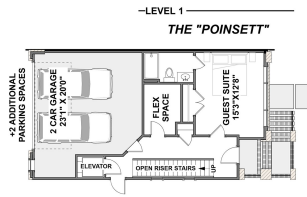
REMARKS

Remarks City homes inspired by the urban architecture of the 1920s, built for the modern urban lifestyle. With four homes complete and four more sold, time is running out for your clients to join the City Homes at Markley! With 3 floors connected by an elevator, the Poinsett city home features walls of windows and open floor plan. The Poinsett also features 10-foot ceilings, custom kitchen and master bathroom cabinets, granite countertops, a Bosch stainless steel appliance package. Level 1 has an extra deep 2 car garage plus 2 additional connected dedicated parking spots for guests and a full guest suite/home office with bathroom, along with a flex space. Level 2 features an open floor plan with a spacious kitchen/dining/great room, a spacious outdoor entertaining porch, and a grilling deck. Level 3 features a master suite with 2 walk-in closets and fireplace, a loft area, an additional bedroom and laundry room. This City Home has stained concrete flooring (level 1) and white oak hardwood floors (level 2 and 3.) The Poinsett also features stained wood ceilings on level 2 and in the master suite. Each City Home is sold as a single-family home with standard lot ownership and a simple HOA. To meet our sustainable standards, these homes feature spray foam insulation tankless water heater, energy efficient windows, LED lighting and high efficiency HVAC systems. City Homes @ Markley: artfully designed, sustainably built.

SYNDICATION REMARKS

Syndication Remarks City homes inspired by the urban architecture of the 1920s, built for the modern urban lifestyle. With four homes complete and four more sold, time is running out for your clients to join the City Homes at Markley! With 3 floors connected by an elevator, the Poinsett city home features walls of windows and open floor plan. The Poinsett also features 10-foot ceilings, custom kitchen and master bathroom cabinets, granite countertops, a Bosch stainless steel appliance package. Level 1 has an extra deep 2 car garage plus 2 additional connected dedicated parking spots for guests and a full guest suite/home office with bathroom, along with a flex space. Level 2 features an open floor plan with a spacious kitchen/dining/great room, a spacious outdoor entertaining porch, and a grilling deck. Level 3 features a master suite with 2 walk-in closets and fireplace, a loft area, an additional bedroom and laundry room. This City Home has stained concrete flooring (level 1) and white oak hardwood floors (level 2 and 3.) The Poinsett also features stained wood ceilings on level 2 and in the master suite. Each City Home is sold as a single-family home with standard lot ownership and a simple HOA. To meet our sustainable standards, these homes feature spray foam insulation tankless water heater, energy efficient windows, LED lighting and high efficiency HVAC systems. City Homes @ Markley: artfully designed, sustainably built.

ADDITIONAL PICTURES



DISCLAIMER

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