

**ALL FIELDS DETAIL**


<b>MLS #</b>	1251869	<b># of Bedrooms</b>	3
<b>Status</b>	Active	<b># of Full Baths</b>	3
<b>Type</b>	Single Family-Detached	<b># of Half Baths</b>	1
<b>Address</b>	19 Platte Lane	<b>Garage Capacity</b>	Two
<b>City</b>	Simpsonville	<b># of Stories</b>	Two
<b>State</b>	SC	<b>Approx Age</b>	1-5
<b>Zip</b>	29681	<b>Garage Type</b>	Attached Garage
<b>Area</b>	041		
<b>Class</b>	Residential		
<b>Listing Price</b>	\$229,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	No		

**GENERAL**

<b>Enable Schedule-It (Y/N)</b>	No	<b>County</b>	Greenville
<b># of BRs Below Grade</b>	0	<b># of Fireplaces</b>	1
<b>SQFT Finished and Heated</b>	2600-2799	<b>Subdivision</b>	River Shoals
<b>Tax ID Number</b>	0574280105600	<b>Legal Lot Number</b>	/68P
<b>Approx Lot Dimensions</b>	70x125x70x125	<b>Approx # of Acres</b>	0.20
<b>Approx Year Built</b>	2009	<b>Elementary School</b>	Ellen Woodside
<b>Middle School</b>	Woodmont	<b>Builders Name</b>	Poinsett Homes
<b>Agent</b>	<a href="#">GINGER STOLP - Cell: (864) 436-1113</a>	<b>Listing Office 1</b>	<a href="#">KELLER WILLIAMS GREENVILLE CENTRAL PARTNERS - Office: (864) 400-4100</a>
<b>SA</b>	0	<b>BA</b>	3
<b>Variable Rate Com</b>	Y	<b>Listing Type</b>	Exclusive Right to Sell - Variable Rate Commission
<b>Agency Relationship</b>	Buyer Agent	<b>Listing Date</b>	1/1/2013
<b>Associated Document Count</b>	0	<b>Living Room (Y/N)</b>	N
<b>Dining Room (Y/N)</b>	Y	<b>Dining Rm Size</b>	13x13
<b>Breakfast Room (Y/N)</b>	Y	<b>Breakfast Room Size</b>	16x9
<b>Kitchen (Y/N)</b>	Y	<b>Kitchen Size</b>	13x13
<b>Great Room (Y/N)</b>	Y	<b>Great Room Size</b>	20x14
<b>Den (Y/N)</b>	N	<b>Bonus/Rec Room (Y/N)</b>	Y
<b>Bonus/Rec Rm Size</b>	24x10	<b>Florida Room (Y/N)</b>	N
<b>Screened Porch (Y/N)</b>	Y	<b>Screened Porch Size</b>	13x10
<b>Laundry (Y/N)</b>	Y	<b>Laundry Size</b>	7x5
<b>Master Bedroom (Y/N)</b>	Y	<b>Master Bedroom Size</b>	16x16
<b>Bedroom #2 (Y/N)</b>	Y	<b>Bedroom #2 Size</b>	13x12
<b>Bedroom #3 (Y/N)</b>	Y	<b>Bedroom #3 Size</b>	12x11
<b>Bedroom #4 (Y/N)</b>	N	<b>VOW Include</b>	No
<b>VOW Address</b>	No	<b>VOW Comment</b>	No
<b>VOW AVM</b>	No	<b># of Rooms Below Grade</b>	0
<b># of Bedrooms Main Level</b>	1	<b>Status Date</b>	1/1/2013
<b>HotSheet Date</b>	1/1/2013	<b>Price Date</b>	1/1/2013
<b>Input Date</b>	1/1/2013 2:08:00 PM	<b># Full Baths on Main Lvl</b>	1
<b>Showing</b>	Call Specified Appointment Center	<b>Contact # for Appts</b>	864-294-0006
<b>Directions</b>	From Greenville Take I385 South, Take Standing Springs Exit and go straight to the end. Turn right on Georgia Road. River Shoals on Right.	<b>Update Date</b>	1/1/2013
<b>Cumulative DOM</b>	0	<b>Agent Hit Count</b>	0
<b>Client Hit Count</b>	0	<b>Original Price</b>	\$229,900

**FEATURES**

<b>STYLE</b>	<b>INTERIOR FEATURES</b>	<b>FIREPLACE</b>	<b>DOCUMENTS WITH OFFER</b>
Contemporary	2 Story Foyer	Gas Logs	Copy Earnest Money Check
Traditional	Attic Stairs Disappearing	<b>HEATING SYSTEM</b>	Pre-Approval Letter
<b>EXTERIOR FINISH</b>	Cable Available	Forced Air	Signed SDS
Stone	Ceiling Smooth	Natural Gas	<b>ON INTERNET</b>
Vinyl Siding	Countertops Granite	<b>COOLING SYSTEM</b>	No
<b>LOT DESCRIPTION</b>	Smoke Detector	Central Forced	<b>GARBAGE PICKUP</b>
Level	Some Window Trtmnts	Electric	Public
Some Trees	Split Floor Plan	<b>FLOORS</b>	<b>DRIVEWAY</b>
<b>FOUNDATION</b>	<b>MRBED FEATURES</b>	Carpet	Paved
Slab	Double Sink	Ceramic Tile	<b>CONDO REGIME INCLUDES</b>
<b>BASEMENT</b>	Full Bath	Hardwood	None

**FEATURES**

**EXTERIOR FEATURES**

None  
 Patio  
 Porch-Front  
 Porch-Screened  
 Tilt Out Windows  
 Vinyl/Aluminum Trim  
 Windows-Thermal  
 Sprklr In Grnd-Full Yard

**ROOF**

Architectural

**GARAGE FEATURES**

Door Opener

Master on Main Lvl  
 Shower-Separate  
 Tub-Garden  
 Walk-in Closet

**SPECIALTY ROOM**

Laundry  
 Bonus Room/Rec Room

**LAUNDRY LOCATION**

1st Floor

**APPLIANCES**

Dishwasher  
 Microwave  
 Oven-Self Cleaning  
 Stand Alone Rng-Smooth Tp

**WATER**

Public

**SEWER**

Public

**WATER HEATER**

Gas

**STORAGE SPACE**

Attic  
 Garage  
 Other

**DOCS ON FILE**

Seller Disclosure

**AMENITIES INCLUDE**

Club House  
 Common Areas  
 Lights  
 Playground  
 Pool  
 Other

**SHOWING**

Appointment Only

**ADDITIONAL FEES**

HOA Mgmt Transfer Fee

**FINANCIAL**

**Total Taxes**

1315.00

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

4

**HOA (Y/N)**

Y

**HOA/Regime Fee Mandatory**

Yes

**HOA Contact Name/#**

Jennifer Frodl 277-4032

**Foreclosure (Y/N)**

N

**Tax Year**

2012

**In City**

N

**HOA/Regime Fee\$**

450

**HOA Term**

Annual

**Short Sale (Y/N)**

N

**Auction (Y/N)**

N

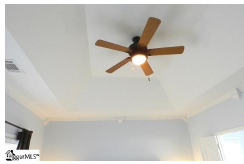
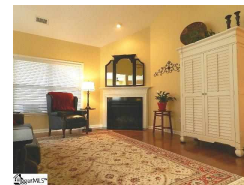
**MEMBER REMARKS**

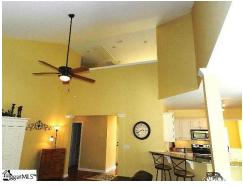
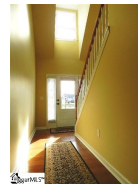
Email offer and attachments to gingerstolp@gmail.com and call 436-1113. If SF is important, measure the house.

**REMARKS**

This home has it all from stone exterior, sunny front porch and secluded screened porch overlooking trees in the back. Dramatic cathedral ceiling lines include tray ceilings in the dining room and master bedroom and graceful crown moldings. Spacious Master on main floor with lots of natural light. Gorgeous hardwood and ceramic floors. Granite counter tops warm a beautifully appointed kitchen which adjoins the Keeping Room currently used for casual dining. Quiet cul de sac street yet close to mega-shopping and interstates. Enjoy the area's most popular 'Lazy River,' club house and pool. Extra storage in eaves of Bonus Room. Vented gas log fireplace.

**ADDITIONAL PICTURES**





**DISCLAIMER**

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