

# CLARDY

Real Estate Inc.

## Schedule A / Personal Property Checklist

Checklist of Appliances and/or Personal Property to be Included in the sale of  
Property Address: 231 East Bennett Road, Westminster, SC 29693

### Appliances

- ☐ Cooktop-Smooth
- ☐ Cooktop-Gas
- ☒ Dishwasher
- ☒ Disposal
- ☐ Double Ovens
- ☒ Dryer ( ☐ Gas ☐ Electric )
- ☐ Freezer
- ☒ Microwave (Built-In)
- ☐ Microwave (Countertop)
- ☒ Range/Oven-Electric
- ☒ Range/Oven-Gas
- ☒ Refrigerator
- ☐ Trash Compactor
- ☐ Wall Oven
- ☒ Washer
- ☒ Water Heater
  - ☒ Gas ☐ Electric
  - ☐ Tankless ☐ Multiple

### Window Items

- ☒ Window Treatments
- ☒ Curtain Rods
- ☒ Blinds/Shades
- ☐ Wooden Shutters
- ☒ Window Screens

### Other Interior Items

- ☐ Area Rug(s)
- ☒ Central Vac/Accessories
- ☒ Mirrors/Vanities
- ☐ Surround Sound Speakers
- ☐ Alarm System (Owned/Leased)  
Company Name \_\_\_\_\_
- ☒ Window Air Unit(s) # of Units 2
- ☒ Ceiling Fan(s) How Many? all
- ☒ Light Bulbs
- ☒ Light Fixtures
- ☐ Radon Mitigation System

### Fireplace

- ☐ Gas Heater
- ☒ Gas Logs
- ☐ Wood Stove
- ☐ Wood Burning Insert
- ☐ Fire Place Screen

### Swimming Pool

- ☒ Pool
- ☒ Pool Equipment
- ☒ Pool Chemicals

### Garage

- ☒ Garage Door Openers
- ☒ Garage Shelving
- ☐ Work Benches

### Lake/ Water Items

- ☐ Boat Lift
- ☐ Personal Watercraft Lift(s) # \_\_\_\_\_
- ☐ Dock
- ☐ Storage Box

### Exterior Items

- ☐ Fuel Oil/ LP Gas Tank
- ☐ Tank (Owned/Leased)
- ☐ I'm Leaving Fuel Oil in Tank
- ☐ Swing Set
- ☐ Hot Tub/Spa
- ☒ Mail Box
- ☒ Shrubby
- ☒ Outdoor Lighting
- ☐ Sprinkler System
- ☒ Storage/Utility Building(s)
- ☒ Underground Dog Fencing
- ☐ Porch Swing

### Other Items Included

kennels negotiable  
silver outbuilding behind barn doesn't stay  
fire pit  
(2) brown storage building stay  
Gun Safe  
*Generac Generator*  
Dog wash station can stay if wanted

### Utility / Other Providers

Electrical Company	<u>Blue Ridge Electric</u>
Water Company	<u>Westminster</u>
Gas Company	<u>Fort Hill</u>
Phone	_____
Cable/Satellite	_____
Trash Service	_____
Internet Provider	<u>One Tone Internet</u>

This Schedule A is to be used as part of the Seller's Disclosure Statement as indicated in Item #9.

Seller

*David Hubbard*

dotloop verified  
07/26/22 3:46 PM EDT  
0WSF-G07R-LKRI-MXJI

Seller

*Christy Hubbard*

dotloop verified  
07/26/22 3:45 PM EDT  
YFKA-Q20R-CAIX-VJH1

When this Schedule A is used as part of the contract of sale, it shall be signed & dated by all parties of the transaction.

Buyer

\_\_\_\_\_ Date: \_\_\_\_\_

Buyer

\_\_\_\_\_ Date: \_\_\_\_\_



# STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT



The South Carolina Code of Laws (Title 27, Chapter 50, Article 1) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract. This disclosure must be provided in connection with any sale, exchange, installment land sale, and lease with an option to purchase contract. This disclosure statement is not required in connection with transactions listed and exempted by South Carolina Code § 27-50-30.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered "yes" or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information. If owner fails to check "yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees. If a question is answered "no" for any question, the owner is stating that owner has no actual knowledge of any problem.

If a question is answered "no representation" for any question, owner is stating that owner is making no representation regarding the conditions or characteristics of the property, but owner still may have a duty to disclose information that is known or should have been known.

If a question is answered and subsequently new information is obtained or something changes to render the owner's answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

If owner is assisted in the sale of property by a real estate licensee, owner remains solely responsible for completing and delivering this disclosure statement to the purchaser. The real estate licensee must disclose material adverse facts about the property if actually known by the licensee about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchaser are solely responsible to consult with their attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

**Property Address (including unit # or identifier)** 231 East Bennett Road, Westminster, SC 29693

Owner:  Purchaser:  acknowledge receipt of a copy of this page which is page 1 of 5.

REV: 4/2022

Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.

As owner, do you have any actual knowledge of any problem(s)\* concerning?

\*Problem includes present defects, malfunctions, damages, conditions, or characteristics.

### I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM

	Yes	No	No Representation
1. Water supply .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water quality .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water pressure .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe water supply ☐ County ☒ City ☐ Private ☐ Corporate ☐ Community ☐ Well ☐ Other \_\_\_\_\_

B. Describe water disposal ☒ Septic ☐ Sewer ☐ Private ☐ Corporate ☐ Government ☐ Other \_\_\_\_\_

C. Describe water pipes ☐ PEX ☐ Copper ☒ PVC/CPVC ☐ Polybutylene ☐ Steel ☐ Other/Unknown \_\_\_\_\_

### II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS

	Yes	No	No Representation
5. Roof system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Gutter system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Approximate year that current roof covering was installed: 2009. Approximate year structure was built: 2009 : addition 201

B. During your ownership, describe any known roof system leaks, repairs and/or modifications with date(s): NONE

### III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS

	Yes	No	No Representation
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Heating system(s) (HVAC components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Cooling system(s) (HVAC components) .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Owner: DH CH Purchaser:                       acknowledge receipt of a copy of this page which is page 2 of 5.

- A. Describe Cooling System ☒ Central ☐ Ductless ☒ Heat Pump ☐ Window ☐ Other \_\_\_\_\_
- B. Describe Heating System ☒ Central ☐ Ductless ☒ Heat Pump ☐ Furnace ☐ Other \_\_\_\_\_
- C. Describe HVAC Power ☐ Oil ☒ Gas ☒ Electric ☐ Solar ☐ Other \_\_\_\_\_
- D. Describe HVAC system approximate age and any other HVAC system(s): 2019 all were replaced.

**IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS, THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED**

A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus:

none

B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):

none

C. Describe any known present pest infestations:

none

**V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY**

Apply this question below and the three answer choices to the numbered issues (15-25) on this disclosure.

As owner, do you have any actual knowledge or notice concerning the following:

	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Designation as a historic building, landmark, site or location within a local historic or other restrictive district, which may limit changes, improvements or demolition of the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, insurance issues, or governmental actions that could affect title to the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Room additions or structural changes to the property during your ownership .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Problems caused by fire, smoke, or water to the property during your ownership .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Drainage, soil stability, atmosphere, or underground problems affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Erosion or erosion control affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Flood hazards, wetlands, or flood hazard designations affecting the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Flood insurance covering the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25. Federal Emergency Management Agency (FEMA) claims filed on the property .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If yes to number 25, please list the dates of all claims: \_\_\_\_\_

A. Describe any green energy, recycling, sustainability or disability features for the property: none

B. Describe any Department of Motor Vehicles titled manufactured housing on the property: none

Owner: ☒ DH ☒ PW Purchaser: ☐ ☐ acknowledge receipt of a copy of this page which is page 3 of 5.



**VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION**

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: none.

**VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING**

A. Describe the lease terms and any leasing problems, if any: none

B. State the name and contact information for any property management company involved (if any): none

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: none

**VIII. THE EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY**

A. Describe any utility company financed or leased property on the real property: none

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: none

**IX. WHETHER THE PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH CARRIES CERTAIN RIGHTS AND OBLIGATIONS THAT MAY LIMIT THE USE OF THIS PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS**

Yes*	No	No Representation
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\*If **YES**, owner must complete the attached Residential Property Disclosure Statement Addendum.

**X. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED**

Sewer commission has right of way to their lines

Owner: ☐ ☐ Purchaser: ☐ ☐ acknowledge receipt of a copy of this page which is page 4 of 5.

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own off site conditions and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the on site or off site conditions of the property and improvements. Purchaser should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online ([www.scstatehouse.gov](http://www.scstatehouse.gov) or other websites).

**Current status of property or factors which may affect the closing:**

- ☒ Owner occupied ☐ Short sale ☐ Bankruptcy ☐ Vacant (How long vacant?) \_\_\_\_\_  
☐ Leased ☐ Foreclosure ☐ Estate ☐ Other: \_\_\_\_\_

A Residential Property Condition Disclosure Statement Addendum ☐ is ☐ is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: David Hubbard dotloop verified  
07/26/22 3:45 PM EDT  
LHRT-KZAT-OVER-DAMN Date: \_\_\_\_\_ Time: \_\_\_\_\_

Owner Printed Name: David Hubbard

Owner Signature: Christy Hubbard dotloop verified  
07/26/22 9:36 PM EDT  
QYVW-1QAD-WQTE-H7U Date: \_\_\_\_\_ Time: \_\_\_\_\_

Owner Printed Name: Christy Hubbard

**Purchaser acknowledges prior to signing this disclosure:**

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of on site and off site conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchaser has sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals
- Purchaser has sole responsibility for investigating off-site conditions of the property including, but not limited to, adjacent properties being used for agricultural purposes

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_



## STATE OF SOUTH CAROLINA RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ADDENDUM



Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (**CCRBR**). These organizations are referred to herein as an owners association.

Purchaser should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchaser is solely responsible to determine what items are covered by the owners association charges.

Property Address: 231 East Bennett Road, Westminster, SC 29693

Describe owners association charges: \$ NA Per \_\_\_\_\_ (month/year/other)

What is the contact information for the owners association? NA

**As owner do you have any actual knowledge of answers to the following questions?  
Please check the appropriate box to answer the questions below.**

	Yes	No	No Representation
1. Are there owners association charges or common area expenses? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any owners association or <b>CCRBR</b> resale or rental restrictions?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Has the owners association levied any special assessments or similar charges? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Do the <b>CCRBR</b> or condominium master deed create guest or visitor restrictions? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Do the <b>CCRBR</b> or condominium master deed create animal restrictions? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Does the property include assigned parking spaces, lockers, garages or carports?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are keys, key fobs or access codes required to access common or recreational areas? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will any membership other than owner association transfer with the properties? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are there any known common area problems? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Is there a transfer fee levied to transfer the property?*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

(\* Question does not include recording costs related to value or deed stamps.)

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed: \_\_\_\_\_

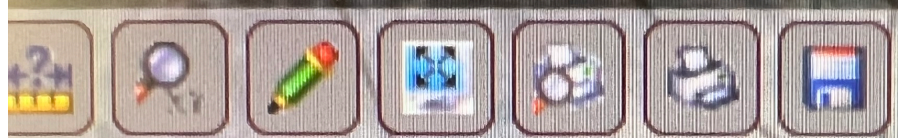
Owner signature: David Hubbard dotloop verified 02/26/23 5:48 PM EDT GXVC-U9CF-CY6S-XRBA Date: \_\_\_\_\_ Time: \_\_\_\_\_

Owner signature: Kristy Hubbard dotloop verified 02/25/23 9:36 PM EDT ZUGF-4Z58-TRHT-DL4F Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_







231 E Bennett Rd Westminster, SC 29693



Map



<b>Class:</b>	Residential	<b>MLS #:</b>	20254095	<b>Ask Pr:</b>	\$2,300,000
<b>Type:</b>	Single Family	<b>Area:</b>	203	<b>Status:</b>	I
<b>Beds:</b>	6/+	<b>FB:</b>	4	<b>HB:</b>	2
<b>Gar Cap:</b>	4	<b>Gar Type:</b>	Attached Garage, Detached Carport, Detached Garage	<b># Stories:</b>	3/+
<b>SF Range:</b>	6000 And Above	<b>LakeFt:</b>	No	<b>Lake:</b>	
<b>IDX?:</b>	Yes	<b>Age Rng:</b>	11-20 Years	<b>Sale/Rnt:</b>	For Sale
<b>Apx Yr Blt:</b>	2008				

## GENERAL

<b>List Agt 1:</b>	<a href="#">Teara Barnwell</a>	<b>Phone:</b>	864-710-2600
<b>List Cmp 1:</b>	<a href="#">Clardy Real Estate - W Union</a>	<b>Phone:</b>	864-916-2571
<b>Type Listing:</b>	Exclusive Right	<b>Appt Phone:</b>	800-746-9464
<b>DOM:</b>		<b>TMS#:</b>	<a href="#">219-00-03-006</a>
<b>Builder Name:</b>		<b>TMS 2 #:</b>	multiple see remarks
<b>Elem School:</b>		<b>Middle School:</b>	Westminster Mid
<b>High School:</b>	West Oak High	<b>Inside Subdv:</b>	No
<b>Subdivision:</b>		<b>Dev 1st RR:</b>	No
<b>County:</b>	Oconee	<b>Acre Rng:</b>	Over 10
<b>Var Rt Comm:</b>	No	<b>SubAgt Com:</b>	2
<b>TrnsBk Com:</b>	2	<b>Int Lot Feat:</b>	
<b># Acres:</b>	77.00	<b>Appx Tot SF:</b>	8830
<b>Horses Allwd:</b>		<b># Bths Bsmt:</b>	
<b># Beds Main:</b>	2	<b>VOW Cmnt:</b>	Yes
<b>VOW Incl:</b>	Yes	<b>VOW AVM:</b>	Yes
<b>VOW Addr:</b>	Yes		

## FEATURES

<b>Style</b> Traditional	<b>Interior Features</b> 2-Story Foyer	<b>Appliances</b> Cooktop - Gas	<b>Sewer</b> Septic Tank
<b>Ext Finish</b> Brick	Blinds	Dishwasher	<b>Water</b> Public Water
Vinyl Siding	Built-In Bookcases	Disposal	<b>Documents on File</b> Aerial Photo
<b>Foundation</b> Crawl Space	Cathdrl/Raised Ceilings	Dryer	Seller Disclosure
<b>Basement</b> No/Not Applicable	Connection - Dishwasher	Dual Fuel Range	<b>Showing Instructions</b> Appointment Center
<b>Roof</b> Architectural Shingles	Connection - Ice Maker	Microwave - Built in	Electronic Lockbox
<b>Floors</b> Carpet	Connection - Washer	Refrigerator	Occupied
Hardwood	Connection-Central Vacuum	Washer	
Tile	Dryer Connection-Electric	Water Heater - Gas	
<b>Heating System</b> Central Gas	Electric Garage Door	<b>Specialty Rooms</b> 2nd Kitchen	
More Than One Type	Elevator	Bonus Room	
More than One Unit	Fireplace	Breakfast Area	
Natural Gas	Fireplace - Multiple	Exercise Room	
<b>Cooling System</b> Central Electric	Jack and Jill Bath	Formal Dining Room	
<b>Exterior Features</b> Balcony	Walk-In Closet	Formal Living Room	
Barn	Walk-In Shower	In-Law Suite	
Driveway - Asphalt	Washer Connection	Laundry Room	
Driveway - Circular	Wet Bar	Library	
	<b>Storage Space</b> Barn	Media Room	
	Boat Storage	Office/Study	
	Garage	Other - See Remarks	
	Other - See Remarks	Recreation Room	
	Outbuildings	Workshop	
	RV Storage	<b>Master Suite</b> Double Sink	
	<b>Electricity</b>		

Glass Door	Electric company/co-op	Fireplace
Patio		Full Bath
Pool-In Ground		Master on Main Level
Porch-Front		Shower - Separate
		Sitting Area
		Tub-Garden
		Tub-Separate
		Walk-In Closet
		<b>Utilities on Site</b>
		Electric
		Natural Gas
		Public Water
		Septic
		<b>Lot Description</b>
		Creek
		Trees - Mixed
		Gentle Slope
		Mountain View
		Pasture
		Shade Trees

Listing Syndication?: Yes
Short Sale: No
Bank Owned: No
USDA:

S/T Rentals Allowed?:

FINANCIAL			
Tax Year:	Tax Rate:	Transfer Fee:	no
Trans Fee \$:	HOA YN:	HOA Mandatory:	
Directions:	No From Hwy 183/Westminster Hwy, turn onto E Bennett Rd. Home will be on the left		

BROKERAGE INFORMATION			
List Agt 1:	<a href="#">Teara Barnwell</a>	Agt 1 License:	86560
Agt 1 Email:	<a href="#">Barnwell2Sell@gmail.com</a>	Phone:	864-710-2600
Head Broker:	Shane Clardy	HB License:	44624
Office Name:	<a href="#">Clardy Real Estate - W Union</a>	Office License:	<a href="#">23187</a>
Office Addrss:	194 Scenic Plaza Dr. West Union, SC 29696	Ag1 Lic Exp Dt:	06/30/2024
		Board Affil:	WUAR
		HB Lic Exp Dt:	06/30/2021
		Phone:	864-916-2571

REMARKS

Public:	<p>Welcome to a Country Estate like none other, this 77+/- acre property offers mountain views as a circle drive leads to your 8830+/- SQFT home with 8 bedrooms, 7 bathrooms, a sparkling pool, several barns &amp; outbuildings, creeks &amp; trails ready for your enjoyment. From the grand front porch, step inside where you will instantly notice this homes well maintained, impressive feel. A two story foyer creates a welcoming feel as you easily flow into the dining room with mountain views as guests enjoy a family meal. A cozy den with fireplace greets guests just beyond the foyer before arriving at your chef's kitchen complete with center island, luxury Z-line gas burner range, walk-in pantry, &amp; appliance closet. The kitchen is located in the heart of this home connecting each of the living &amp; dining areas. An expansive living area features a wet bar, family game station &amp; fireplace creating an ideal space to gather with family. A back staircase leads from the living area to upstairs for added convenience between levels. Next, is a second entryway/hobby space just off the living area that can be used as a home library if desired. Located on the main level, your spacious primary suite is a private sanctuary with a separate sitting area &amp; fireplace for evening relaxation. Next is a hallway leading to two walk-in closets before arriving at your luxurious primary bath with, soaking tub, double vanities &amp; large walk-in shower with towel warmer &amp; seating for elevated relaxation. A second bedroom, currently used as a home office, is located on the main level with exterior access. Just off the kitchen is your spacious laundry room with access to a full bathroom, attached garage, &amp; storage hallway with back entryway &amp; drop zone for quick access to items needed for the day. An elevator provides stair free access to the second level. Open views &amp; wide hallways create an impressive feel upstairs leading to a guest suite complete with kitchen, full size laundry, spacious living &amp; dining area with access to the upper porch offering peaceful sunset mountain views. Six bedrooms offering pool or mountain views are located upstairs along with two full bathrooms, &amp; a recreation room offering flexibility to meet your needs. A third level offers a fully finished bonus room with hardwood floors &amp; half bathroom. An outdoor oasis awaits with your covered back porch leading to a fire pit patio &amp; pool with slide ready to host your family &amp; friends. A Generac generator ensures you won't lose power. This 77+/- acre property offers 6 +/- acres of fenced land with barn, covered shooting range, a mixture of corn fields, trails, &amp; is home to a vast array of wildlife including whitetail deer, black bears, turkey, dove &amp; more, making it an ideal recreational tract for the avid sportsman. Paved trails are in place to easily navigate the property offering several clearings for future wildlife food plots if desired. Storing vehicles &amp; equipment is made easy with an attached garage, a 36'x36' carport multiple outbuildings (40'x80' barn, 80'x60' garage/shop, a (2 stall) livestock barn &amp; an equipment shed). Main Shop is 80'x60' &amp; is currently an income producing dog kennel business consisting of 9 kennels, bathing, laundry, food prep stations, &amp; fenced play area. There is plenty of room to expand kennel, agriculture or livestock facilities for future desires. Another unique possibility on this unrestricted land is a sewer line that runs along a portion of the edge of the property for added opportunity to subdivide for future development if desired. This quiet, luxurious country estate is located at the foot of the Blue Ridge Mountains &amp; centrally located between major metropolitan areas (Charlotte, Atlanta, Greenville, SC, Asheville, NC). This property truly has more to offer than can be listed, schedule a private tour to see how special this place is for yourself &amp; discover an outdoor lifestyle that isn't easily replicated anywhere else in the world.</p>
Private:	<p>Property for sale includes parcel ID: 219-00-03-006, 235-00-01-010, P/O 219-00-03-009, P/O 219-00-03-007. Proposed property lines available in MLS listing, seller completing new survey of proposed lines. A gun room is secured and not available for showings. This room can be made accessible with acceptable offer submitted. Trails are paved and car can be driven down them on showings.</p>
Addendum:	<p>All numerical representations, including square footage, lot size, hoa dues, etc. are approximations and may be inaccurate. If Buyer's decision to purchase is based upon numerical representations, Buyer/Buyer's Agent shall be responsible for verifying</p>



all numerical representations, facts and features. Any and all fees provided, including covenant/restrictions, may not be up-to-date. Homeowner association often make changes. Buyers are advised to contact the homeowners association to management company for compete and up-to-date information.

 Photos

MLS#: [20254095](#)

[231 E Bennett Rd](#)

\$2,300,000

