

**ALL FIELDS DETAIL**



<b>MLS #</b>	20095036	<b>Bedrooms</b>	Four
<b>Status</b>	ACTIVE	<b>Full Baths</b>	Two
<b>Type</b>	Mobile Home w/ Land	<b>Half Baths</b>	None
<b>Address</b>	5899 Hwy #413	<b>Garage Capacity</b>	None
<b>Address 2</b>		<b>Garage Type</b>	None
<b>City</b>	Iva	<b>Lake Front</b>	No
<b>State</b>	SC	<b>SF Range</b>	1750-1999
<b>Zip</b>	29655	<b># of Stories</b>	One
<b>Area</b>	111-Anderson County,SC	<b>Age Range</b>	11-20 Years
<b>Class</b>	RESIDENTIAL	<b>Lake</b>	None
<b>Asking Price</b>	\$59,900		
<b>Sale/Rent</b>	For Sale		

**GENERAL**

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>County</b>	Anderson	<b>Inside City Limits</b>	No
<b>Acreage Range</b>	1 to 3.99	<b>Listing Agent 1</b>	Catherine Hamby - Main: (864) 940-3404
<b>Listing Company 1</b>	RE/MAX FOOTHILLS REALTY - Main: Listing Agent 2 (864) 225-1202		
<b>Listing Office 2</b>		<b>Variable Rate Comm Y/N</b>	No
<b>Buyer Agent Comm</b>	3	<b>Sub Agent Comm</b>	3
<b>TMS#</b>	158-00-08-001	<b>Approximate Year Built</b>	1998
<b>Builder Name</b>		<b>Appt Phone</b>	864-294-0006
<b>Type Listing</b>	Exclusive Right	<b>Elementary School</b>	FLAT ROCK ELEMENTARY
<b>Middle School</b>	STARR-IVA MIDDLE	<b>High School</b>	CRESCENT HIGH
<b>Lot #</b>		<b>List Team</b>	
<b>Number of Acres</b>		<b>Water Frontage (Ft)</b>	
<b>Inside Subdivision</b>	No	<b>Subdivision</b>	
<b>Developer1stRight Refusal Auction</b>	No	<b>Horses Allowed</b>	
<b>Basement Finished SqFt</b>		<b>Approx Total SF</b>	
<b>Owner Of Record</b>		<b>Basement Unfinished SqFt</b>	
<b># FullBaths on Main Level</b>	2	<b># Bedrooms on Main Level</b>	4
<b>Living Room Size</b>		<b>Living Room Y/N</b>	
<b>Dining Room Size</b>		<b>Dining Room Y/N</b>	
<b>Bonus Room Size</b>		<b>Bonus Room Y/N</b>	
<b>Master Bedroom Size</b>		<b>Master Bedroom Y/N</b>	
<b>Bedroom 2 Size</b>		<b>Bedroom 2 Y/N</b>	
<b>Bedroom 3 Size</b>		<b>Bedroom 3 Y/N</b>	
<b>Bedroom 4 Size</b>		<b>Bedroom 4 Y/N</b>	
<b>Bedroom 5 Size</b>		<b>Bedroom 5 Y/N</b>	
<b>Associated Document Count</b>	0	<b>Off Market Date</b>	
<b>Tax ID</b>		<b>Mapping</b>	
<b>Status Date</b>	5/1/2009	<b>Update Date</b>	5/1/2009
<b>Price Date</b>	5/1/2009	<b>HotSheet Date</b>	5/1/2009
<b>Original Price</b>	\$59,900	<b>Input Date</b>	5/1/2009 7:03:00 AM
		<b>Days On Market</b>	7

**FEATURES**

<b>STYLE</b> Mobile Home - Doublewide	<b>EXTERIOR FEATURES</b> Porch-Front	<b>MASTER SUITE FEATURES</b> Master on Main Level	<b>WATER</b> Public Water
<b>EXTERIOR FINISH</b> Vinyl Siding	<b>INTERIOR FEATURES</b> Ceiling Fan	Double Sink	<b>DOCUMENTS ON FILE</b> Seller Disclosure
<b>FOUNDATION</b> Other - See Remarks	Smoke Detector	Full Bath	<b>SHOWING INSTRUCTIONS</b> Electronic Lockbox
<b>ROOF</b> Composition Shingles	Dryer Connection-Electric	Shower - Separate	Appointment Only
<b>FLOORS</b> Carpet	Walk-In Closet	Tub - Garden	Advanced Notice Required
Vinyl	Garden Tub	Walk-In Closet	Appointment Center
	Countertops-Laminate	<b>STORAGE SPACE</b> Outbuildings	<b>SHORT SALE</b> No
	Walk-In Shower	<b>LOT DESCRIPTION</b> Level	
	Fireplace		

**HEATING SYSTEM TYPE**

Heat Pump

**SPECIALTY ROOMS**

Formal Living Room

Shade Trees

**COOLING SYSTEM TYPE**

Heat Pump

Laundry Room

**SEWER**

Septic Tank

**FINANCIAL****County Taxes**

418

**City Taxes****Tax Year**

2008

**Tax Rate**

4%

**Transfer Fee Y/N**

No

**Transfer Fee Amount****HOA Y/N**

No

**HOA Mandatory**

No

**Annual HOA Fee****Electric Co.**

Little Riv

**Gas Co.****Phone Co.****Water Co.**

Starr/lva

**Cable Co.**

West Carol

**High Speed Internet Avail****Owner Financing Possible****Roll Back Taxes Incl?****Directions**

Take Hwy #28 towards Abbeyville then turn right onto Hwy #413 go about 3.8 miles home is on the left, 2nd house past the little brdge and before the pond. Sign.

**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****Sold Approximate SqFt****Sold Approx Fin Bsmt SqFt****New Loan Mortgagee****New Interest Rate%****Sold Variable Y/N****Amount Down****Additional Financing Info****PUBLIC REMARKS**

Located on a pretty country road, this home sits back from the road and has 1.18 acres of land. Lots of space with 4 bedrooms, 2 bathrooms and a formal living room as well as a den off the kitchen. Surrounded by shade trees this is a peaceful place in country just 15 minutes from town.

**ADDITIONAL PICTURES****DISCLAIMER**

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