

## ALL FIELDS DETAIL



<b>MLS #</b>	20119990	<b>Lake Front</b>	Yes
<b>Status</b>	ACTIVE	<b>Lake</b>	Hartwell
<b>Type</b>	Residential Lot	<b>Acreage Range</b>	1-5
<b>Address</b>	Lot 35 Calhoun Point		
<b>Address 2</b>	Marcia Court		
<b>City</b>	Seneca		
<b>State</b>	SC		
<b>Zip</b>	29678		
<b>Area</b>	208-Oconee County,SC		
<b>Class</b>	LOTS/LAND		
<b>Asking Price</b>	\$189,900		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

## GENERAL

<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>County</b>	Oconee	<b>Inside City Limits</b>	No
<b>Listing Agent 1</b>	<a href="#">Billie Grimes - Main: (864) 247-2432</a>	<b>Listing Company 1</b>	<a href="#">Billie Grimes Real Estate - Office: (864) 888-0121</a>
<b>Listing Agent 2</b>		<b>Listing Office 2</b>	
<b>Variable Rate Comm Y/N</b>	No	<b>Buyer Agent Comm</b>	5
<b>Sub Agent Comm</b>	5	<b>TMS#</b>	196-01-01-046
<b>Price Per Acre</b>		<b>Number of Acres</b>	1.440
<b>Appt Phone</b>	864-888-0121	<b>Type Listing</b>	Exclusive Right
<b>Elementary School</b>	RAVENEL ELM	<b>Middle School</b>	SENECA MIDDLE
<b>High School</b>	SENECA HIGH	<b>Lot #</b>	35
<b>Tract</b>		<b>Lake Frontage (Ft)</b>	236.86
<b>Road Frontage (Ft)</b>	29.5	<b>Horses Allowed</b>	No
<b>Developer Has 1st Right</b>	No	<b>Subdivision</b>	CALHOUN POINT
<b>Inside Subdivision</b>	Yes	<b>Owner Of Record</b>	LeFort
<b>Lot Dimensions</b>	29x247x146x236x474	<b>Minimum Sq. Ft.</b>	1600
<b>County Taxes</b>		<b>City Taxes</b>	
<b>Tax Year</b>		<b>Tax Rate</b>	
<b>Transfer Fee Y/N</b>	N	<b>Transfer Fee Amount</b>	
<b>HOA Y/N</b>	No	<b>Annual HOA/Fee Mandatory</b>	No
<b>Annual HOA Fee</b>	N	<b>Electric Co.</b>	Blue Ridge
<b>Gas Co.</b>		<b>Phone Co.</b>	AT&T
<b>Water Co.</b>	Seneca L&W	<b>Cable Co.</b>	
<b>High Speed Internet Avail</b>		<b>Owner Financing Possible</b>	
<b>Roll Back Taxes Y/N</b>	N	<b>Auction</b>	
<b>Directions</b>	Hwy 123 to Hwy 130, Rt on Old Clemson Hwy, Lleft on Lawrence Bridge Rd, Rt on North Bayshore, Lt on North Woodbury, Left on Marcia Ct, on Cul de Sac, see sign	<b>Off Market Date</b>	
<b>Associated Document Count</b>	1	<b>Agent Hit Count</b>	25
<b>Client Hit Count</b>	30	<b>Search By Map</b>	
<b>Tax ID</b>		<b>Update Date</b>	4/8/2011
<b>Status Date</b>	4/8/2011	<b>HotSheet Date</b>	4/8/2011
<b>Price Date</b>	4/8/2011	<b>Input Date</b>	4/8/2011 10:53:00 AM
<b>Original Price</b>	\$189,900	<b>Days On Market</b>	7

## FEATURES

<b>DOCUMENTS ON FILE</b>	<b>ROAD FRONTAGE</b>	<b>SURFACE WATER</b>	<b>SHORT SALE</b>
Survey / Plat	County Road	Lake(s)	No
Appraisal	<b>CROPS</b>	<b>ON REALTOR.COM</b>	<b>BANK OWNED</b>
Restrictions	None	YES	No
<b>LOT DESCRIPTION</b>		<b>RESTRICTIONS &amp; EASEMENTS</b>	
Cul-de-Sac		Subdivision Restrictions	
Waterfront		<b>LAKE FEATURES/ZONES</b>	
Water View		Green/By Application	
Trees - Hardwood			
Trees - Mixed			

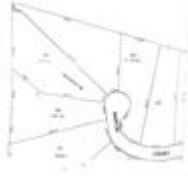
**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Selling Agent 1</b>	<b>Selling Office 1</b>
<b>Selling Agent 2</b>	<b>Selling Office 2</b>
<b>Seller Paid Points</b>	<b>Seller Paid Closing Costs</b>
<b>Sold Approximate SqFt</b>	<b>New Loan Mortgagee</b>
<b>New Interest Rate%</b>	<b>Sold Variable Y/N</b>
<b>Amount Down</b>	<b>Additional Financing Info</b>

**PUBLIC REMARKS**

Great waterfront lot on beautiful Seneca River portion of Lake Hartwell, only 4 miles from Clemson University. 236.86 ft of waterfront with good views and verbal corps approval for covered slip dock.

**ADDITIONAL PICTURES**



**DISCLAIMER**

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