



STYLE: 2 Story
TOTAL # ROOMS: 14
BEDROOMS: 4
FULL BATHS: 3
HALF BATHS: 1
APX TOTAL HEATED SQFT: 4000
APX YEAR BUILT: 1998

BLDG/UNIT #:
AREA/ZONE: Aiken (1A1)
COUNTY: AIKEN
SUBDIVISION: LAKES AND STREAMS
CONDO NAME:
ELEMENTARY SCHOOL: Belvedere
MIDDLE SCHOOL: North Augusta
HIGH SCHOOL: North Augusta

PARCEL #: 022-19-06-001
LOT #: 1040 **FIELD UNIT:**
TOTAL ACRES: 1
DEED BOOK & PAGE: 01644/00103
NEW CONSTRUCTION: No

QUADRANT: 1A1
BUILDING #: **BLOCK:** **PHASE:**
LOT SIZE: **SECTION:**
PLAT BOOK & PAGE: /
BUILDER NAME:

EXTERIOR FEATURES: Pool-In Ground, Updated, Insulated Windows/Doors, Fenced Yard, Landscaped-Full, Lawn Sprinkler, Outbuildings Remain, Sidewalk, Storm Doors, Insulated Doors
LOT DESCRIPTION: Lake Front **DRIVEWAY:** Concrete

	Length:	Width:	Lvl:		Length:	Width:	Lvl:		Length:	Width:	Lvl:
Living Rm:	22	16	M	Owner Bedroom:	18	16	M	None	0	0	-
Kitchen:	15	12	M	Bedroom 2:	16	11	L	None	0	0	-
Dining Rm:	12	11	M	Bedroom 3:	19	15	U	None	0	0	-
Family Rm:	0	0	-	Bedroom 4:	14	12	U				
Great Rm:	0	0	-	Bedroom 5:	0	0	-				
Breakfast Rm:	14	12	M								

HOA: Yes **HOA MANDATORY:** Yes **ANNUAL ASSOC FEE:** 322
TAXES: **TAX YEAR:**

FIREPLACE: Yes **# FIREPLACES:** 1 **FIREPLACE DETAILS:** Gas Logs, Living Room
BASEMENT: Yes **APX BSMT SQFT:** 1400 **SQFT DATA SOURCE:** OW

POOL: Yes **NEIGHBORHOOD AMENITIES:** Walking Trail, Sidewalks, Street Lights

INTERIOR FEATURES: Built Ins, Cable Ready, Cable Available, Drywall, Foyer, Garden Tub, Garden Window, Pantry, Smoke Detector, Recently Painted, Walk-in Closet, Workshop, Washer/Dryer Connection, Blinds, Kitchen Isle
APPLIANCES: Dishwasher, Microwave Built-in, Range-Gas, Refrigerator, Wall Oven, Vent Hood, Hot Water-Gas
EXTRA ROOMS: Pantry, Bonus Room, Foyer, Owner Bath, Mud Room, Playroom, Rec Room, Laundry Room

EXTERIOR FINISH: Brick, Vinyl **GARAGE/CARPORT:** Parking Pad, Garage Double Attached, Auto Door Opener
FOUNDATION/BASEMENT: Crawl Space, Full, Outside Entrance, Workshop, Finished, Heated Inside, Inside Entrance, Partial Finish, **PORCH:** Back, Deck, Porch, Covered, Front
ATTIC: Floored, Storage, Walk Up **FLOORING:** Hardwood, Ceramic Tile, Carpet
ROOF: Comp Shingle **HEAT DELIVERY:** Multiple Systems, Gas Pack
WATER: Public **FUEL SOURCE:** Electric, Natural Gas
SEWER: Septic **AC/VENTILATION:** Ceiling Fan(s), Multiple Systems, Attic Fan, Central

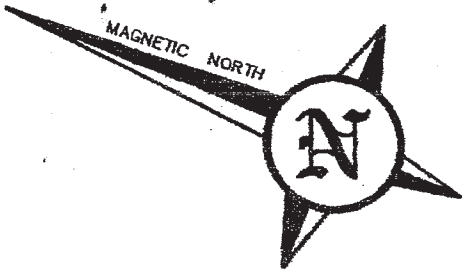
DIRECTIONS: FROM AUGUSTA I-20 EXIT 5, RIGHT ON HWY 25, LEFT ASCAUGA LAKE RD, RIGHT ON BLANCHARD RD CONTINUE STRAIGHT INTO LAKES AND STREAMS ON SCENIC LAKES DR, LEFT ON LAKE MURRAY.

PROPERTY DESCRIPTION: FANTASTIC WATERFRONT HOME WITH BEAUTIFUL INGROUND SALT WATER POOL ON APPROXIMATELY AN ACRE LOT! FRESH INTERIOR PAINT, UPGRADED HARDWOOD FLOORS, NEWER ROOF, HEAT & AIR, AND SALT WATER POOL PUMP! THIS FANTASTIC HOME ALSO HAS APPROXIMATELY HALF OF ITS WALK OUT BASEMENT UNFINISHED SO LOTS OF OPPORTUNITIES FOR OTHER LIVING SPACE! 4000 SQFT 4 BEDROOM 3.5 BATH PLUS BONUS ROOM & QUALIFIES FOR 100% FINANCING!

Information Herein Deemed Reliable but Not Guaranteed



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NOTE: THERE IS A 10' EASEMENT ALONG ALL SIDE LOT LINES AND A 10' EASEMENT ALONG ALL REAR LOT LINES FOR DRAINAGE AND UTILITIES, UNLESS OTHERWISE SHOWN.

MISCELLANEOUS
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CURVE DATA				
Curve No.	Radius	Delta	Length	Chord Brg. & Dist.
C1	242.00'	31°45'51"	134.16'	N02°56'48"W 132.45'
C2	242.00'	18°21'30"	77.54'	N22°01'11"E 77.21'
C3	242.00'	13°31'36"	57.13'	N37°57'44"E 57.00'
C4	242.00'	34°09'43"	144.29'	N61°53'57"E 142.16'

William F. ...
08/07/00

This plat is hereby approved in accordance with the Aiken County Subdivision Regulations for purpose of RECORDATION ONLY. This approval does not imply approval of any particular land use or zoning nor does it imply approval of or eligibility for a building permit for this property.

Aiken County Planning & Development Dept.

William F. ... 9/14/00
DATE

NOTE of 02/07/2000:
Lot #01039 Divided into parts 01038-B & 01040-A, said parts to be added to Lots #01038 & #01040, respectively.

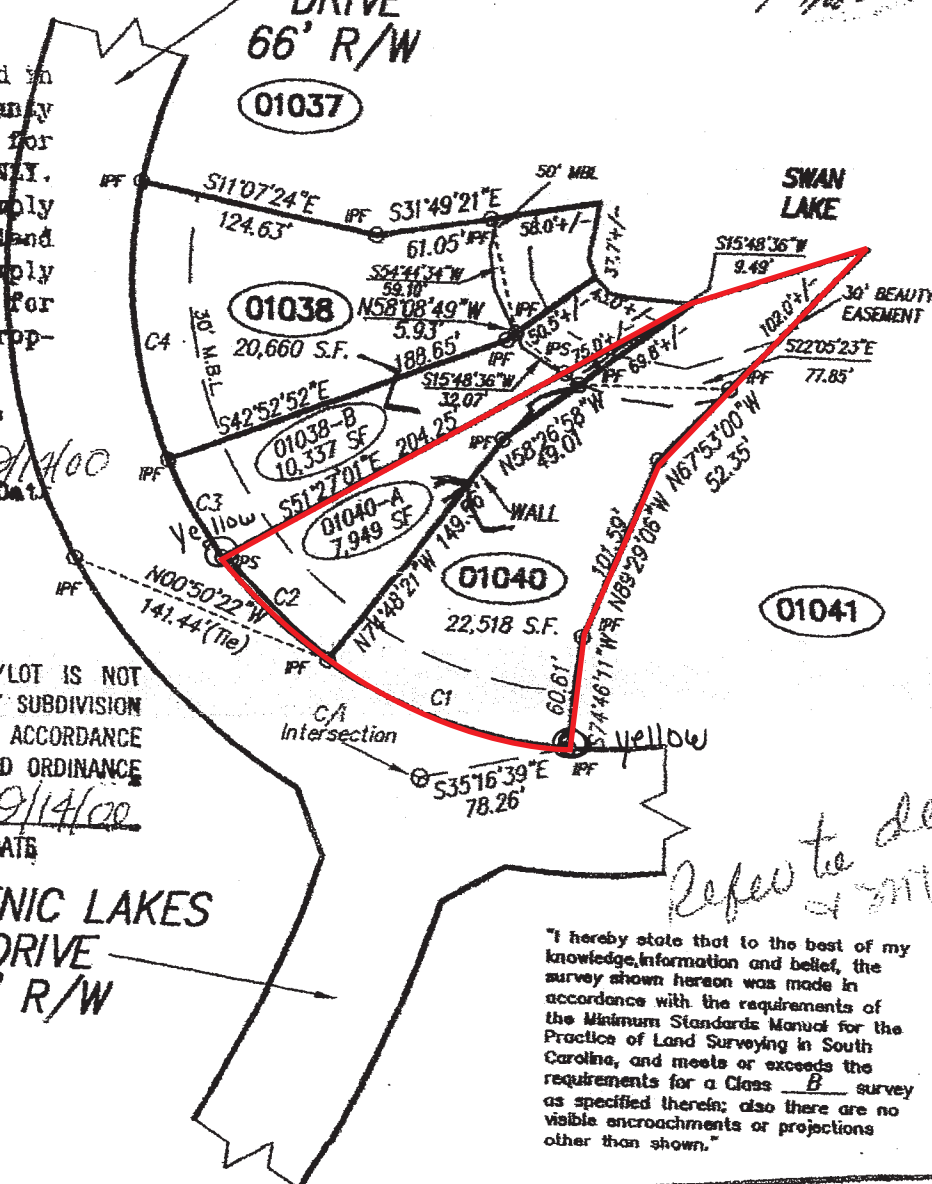
THIS PROPERTY/PARCEL/TRACT/LOT IS NOT SUBJECT TO THE AIKEN COUNTY SUBDIVISION REGULATIONS ORDINANCE, IN ACCORDANCE WITH SECTION 21-4 (1) OF SAID ORDINANCE

William F. ... 9/14/00
AIKEN COUNTY PLANNING & DEVELOPMENT DEPARTMENT DATE

SCENIC LAKES DRIVE
66' R/W

IPF = #4 REBAR FOUND
IPS = #4 REBAR SET

GRAPHIC SCALE



"I hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown."

RECORDED 9-14-00 at 1540 hrs
William F. ...



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS ADDENDUM FOR AGREEMENT TO BUY AND SELL REAL ESTATE

Property Address: 105 Lake Murray Drive North Augusta, SC 29841

Lead Warning Statement		
<p>Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.</p>		
Seller's Disclosure (initial)		
<p><u>LOLB</u> (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):</p> <p><input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____</p> <p><input checked="" type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.</p>		
<p><u>LOLB</u> (b) Records and reports available to the seller (check one below):</p> <p><input type="checkbox"/> Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____</p> <p><input checked="" type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.</p>		
Buyer's Acknowledgment (initial)		
<p>_____ (c) Buyer has received copies of all information listed above.</p> <p>_____ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.</p> <p>_____ (e) Buyer has (check one below):</p> <p><input type="checkbox"/> Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or</p> <p><input type="checkbox"/> Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.</p>		
Agent's Acknowledgment (initial)		
<p><u>SL</u> (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.</p>		
Certification of Accuracy		
<p>The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.</p>		
<u>Delma R. Buckhalter</u> Seller	<u>8/16/11</u> Date	
<u>Sharon Kelley</u> Agent	<u>8/16/11</u> Date	
_____	_____	
Buyer	Date	Buyer Date



**STATE OF SOUTH CAROLINA
RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT**

INSTRUCTIONS TO PROPERTY OWNERS

1. South Carolina Code of Laws Title 27 Chapter 50 Article I requires that beginning January 1, 2003, an owner of residential real estate (single-family homes and buildings with up to four dwelling units) shall provide to a purchaser this property condition disclosure statement which must be completed prior to signing a contract of sale. This disclosure statement must be provided in connection with the sale, exchange, option and sale under a lease with an option to purchase. This disclosure statement is not required for some transactions, including the first sale of a dwelling which has never been inhabited. A complete list of exemptions may be found in Section 27-50-30.
2. You must check one of the boxes for each of the 24 questions on pages 2 and 3 of this form.
 - a. If you check "Yes" for any question, you must explain the problem or attach a descriptive report from an engineer, contractor, pest control operator or other expert or public agency. If you attach a report, you will not be liable for any inaccurate or incomplete information contained in the report as long as you were not grossly negligent in obtaining or transmitting the information.
 - b. If you check "No" for any question, you are stating that you have no actual knowledge of any problem. If you check "No" and you know there is a problem, you may be liable for making an intentional misrepresentation.
 - c. If you check "No Representation" for any question, you are stating that you are making no representation regarding the conditions or characteristics of the property, but you may have a duty to disclose even if you know or should have known of them. Please consult with an attorney to determine any potential liability you may have for checking this answer.
 - d. If you check "Yes" or "No" for any question and subsequently something happens to the property to render your statement incorrect or inaccurate (for example, the roof begins to leak), you must promptly provide the purchaser a corrected statement or you may correct the problem.
3. If you are assisted in the sale of your property by a licensed real estate broker or salesperson, you remain solely responsible for completing and delivering this statement to the purchaser. The broker or salesperson must disclose any material facts about your property which he/she knows or reasonably should know, regardless of your responses on this statement. You are to complete this form yourself and answer all questions truthfully and as fully as possible. By signing below you acknowledge that the failure to disclose known material information about the property may result in liability.
4. You must provide the completed statement to the purchaser prior to the time you and the purchaser sign a contract to purchase your property or as otherwise agreed to in the contract. You should provide the purchaser a copy of this statement containing your signature and keep a copy signed by the purchaser for your records.

Initials: DRB Seller _____ Date 8/16/11 Buyer _____ Date _____
Rev. 1/04

Phone:

Fax:

AS SELLER OF THE PROPERTY HEREIN IDENTIFIED, DO YOU HAVE KNOWLEDGE OF ANY PROBLEM (MALFUNCTION OR DEFECT) WITH ANY OF THE FOLLOWING:

	Yes*	No Representation	No
1. Foundation, slab, fireplaces/chimneys, floors, windows (including storm windows and screens), doors, ceilings, interior and exterior walls, attached garage, patio, deck or other structural components including any modifications? a. Siding: masonry <input checked="" type="checkbox"/> wood <input type="checkbox"/> composition/hardwood <input type="checkbox"/> vinyl <input type="checkbox"/> synthetic stucco <input type="checkbox"/> b. Approximate age of structure <u>1998</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Roof (leakage or other problem)? a. Approximate age of roof covering <u>7 yrs - 30 yr. arc. shingles</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water seepage, leakage, dampness or standing water or water intrusion from any source in any area of the structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Electrical system (outlets, wiring, panel, switches, fixtures, etc)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Plumbing system (pipes, fixtures, water heater, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Heating and/or air conditioning? a. Heat source: furnace <input type="checkbox"/> heat pump <input type="checkbox"/> baseboard <input type="checkbox"/> b. Cooling source: central <input checked="" type="checkbox"/> wall/window unit(s) <input type="checkbox"/> c. Fuel source: electricity <input type="checkbox"/> natural gas <input checked="" type="checkbox"/> propane <input type="checkbox"/> oil <input type="checkbox"/> d. Approximate age of heating unit <u>6 yrs</u> /cooling unit <u>6 yrs</u> <u>4 stairs heat - original - 1998.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Water supply (including water quality, quantity and water pressure)? a. water supply is: city/county <input checked="" type="checkbox"/> community system <input type="checkbox"/> private well <input type="checkbox"/> b. water pipes are: copper <input type="checkbox"/> galvanized <input type="checkbox"/> PVC/CPVC <input type="checkbox"/> polybutylene <u>Breezy Hill</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Septic system? a. Type system: septic tank <input checked="" type="checkbox"/> community system <input type="checkbox"/> connected to city/county system <input type="checkbox"/> city/county system available <input type="checkbox"/> b. Does the system require a pump? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> c. Has the septic system been serviced/pumped during your ownership?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Appliances (range/oven, attached microwave, hood/fan, dishwasher, disposal, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Present infestation, or damage WHICH HAS NOT BEEN REPAIRED from past infestation of wood destroying insects or organisms? a. Is there a transferable termite bond? Yes <input type="checkbox"/> No <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Drainage, grading or stability of soil or retaining structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Other built-in systems and fixtures? central vacuum <input type="checkbox"/> pool <input checked="" type="checkbox"/> hot tub <input type="checkbox"/> spa <input type="checkbox"/> attic fan <input type="checkbox"/> exhaust fan <input type="checkbox"/> ceiling fan <input checked="" type="checkbox"/> sump pump <input type="checkbox"/> irrigation system <input checked="" type="checkbox"/> cable tv wiring or satellite dish <input checked="" type="checkbox"/> security system <input checked="" type="checkbox"/> or other systems <input type="checkbox"/> <u>Sprinkler system pumps from pond - no cost</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

gas pack - 2 units up stairs separate

Initials: OKB Seller _____ Date 7/16/11 Buyer _____ Date _____
Rev. 1/04

REGARDING THE PROPERTY HEREIN IDENTIFIED, INCLUDING THE LOT, OTHER IMPROVEMENTS, AND FIXTURES LOCATED THEREON, DO YOU HAVE KNOWLEDGE OF ANY:

	Yes*	No	Representation
13. Room additions or other structural changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Environmental hazards (substances, materials or products) including asbestos, formaldehyde, radon gas, methane gas, lead-based paint, underground storage tank, toxic mold or other hazardous or toxic material (whether buried or covered), contaminated soil or water, or other environmental contamination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Nuisances (noise, odor, smoke, etc.) affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Previous damage caused by fire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Violations or variances of building codes or zoning ordinances?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Restrictions to property use? (covenants or deed)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Utility or other easements, shared driveways, party walls or encroachments from or on adjacent property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Lawsuits, foreclosures, bankruptcy, tenancies, judgments, tax or other liens, proposed assessments or notice from any governmental agency that could affect title to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Owners' association fees or "common area" expenses or assessments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Flood hazards or that the property is in a federally-designated flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Rental, rental management, vacation rental or other lease contracts in place on the property at the time of closing?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Any outstanding charges owed by the tenant for gas, electric, water, sewerage, or garbage services provided to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***IF YOU ANSWERED "YES" TO ANY OF THE ABOVE QUESTIONS, PLEASE USE THE FOLLOWING SPACE FOR YOUR EXPLANATION AND ATTACH ANY RELEVANT PROFESSIONAL REPORTS.**

13- Enlow aluminum - installed cover over back deck
 21- Homeowner association fees - approx. \$330.00 yr. - upkeep on common areas including 2 ponds, fountain and entrances/trails, common beach area, swings, benches, street signs.

Other: Approximate Square Feet Heated/Cooled is 4036. Information best to sellers knowledge obtained from Tax Assessor records, appraisal, or by personally measuring home.

Initials: DCB Seller _____ Date 8/16/11 Buyer _____ Date _____

"Yes" explanations continued:

Average Bill:

- Electric } 250.00
- Gas } 250.00
- Water } 25.00
- Trash 30.00 - every 2 month
- County Tax - prev year approx 1250.00
- City tax - prev year none
- Lot size or acreage approx 1 acre

Owner(s) Acknowledgement

Property Address: 105 Lake Murray Drive North Augusta, SC 29841

The property is currently: owner-occupied leased in an estate in foreclosure
vacant (If vacant, how long?) _____

Owner's Name(s): Debra R. Sanders (Burckhalter)

Owner(s) acknowledge having examined this statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Debra R. Sanders (Burckhalter) Date: 8/16/11

Owner Signature: _____ Date: _____

Purchaser(s) Acknowledgement

Purchaser(s) acknowledge receipt of a copy of this disclosure statement; that he/she has examined it before signing; that he/she understands that this is not a warranty by owner or owner's agent; that it is not a substitute for any inspections he/she may wish to obtain; and that the representations are made by the owner and not the owner's agent(s) or subagent(s). Purchaser(s) are encouraged to obtain his/her own inspection by a licensed home inspector or other professional.

Purchaser Signature: _____ Date: _____

Purchaser Signature: _____ Date: _____

(This form is approved by the South Carolina Real Estate Commission.)