



STYLE: Ranch
TOTAL # ROOMS: 11
BEDROOMS: 3
FULL BATHS: 2
HALF BATHS: 0
APX TOTAL HEATED SQFT: 1961
APX YEAR BUILT: 1965

BLDG/UNIT #:
AREA/ZONE: Aiken (1A1)
COUNTY: AIKEN
SUBDIVISION: LAKEWOOD (AI)
CONDO NAME:
ELEMENTARY SCHOOL: OTHER
MIDDLE SCHOOL: OTHER
HIGH SCHOOL: OTHER

PARCEL #:
LOT #: FIELD UNIT: QUADRANT: 1A1 BUILDING #: PHASE:
TOTAL ACRES: 0.55 BLOCK: SECTION:
DEED BOOK & PAGE: 01187/07777 LOT SIZE:
NEW CONSTRUCTION: No PLAT BOOK & PAGE: /
BUILDER NAME:

EXTERIOR FEATURES: Pool-In Ground, Updated, Insulated Windows/Doors, Fenced Yard, Garden Area, Landscaped-Full, Lawn Sprinkler, Outbuildings Remain, Pool-Gunite, Insulated Doors
LOT DESCRIPTION: Other-See Remarks

DRIVEWAY: Concrete

Table with 12 columns: Room Name, Length, Width, Lvl, Room Name, Length, Width, Lvl, Room Name, Length, Width, Lvl. Rows include Living Rm, Kitchen, Dining Rm, Family Rm, Great Rm, Breakfast Rm, Owner Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5, Foyer.

HOA: No HOA MANDATORY: No ANNUAL ASSOC FEE:
TAXES: TAX YEAR:

FIREPLACE: No # FIREPLACES: 0 FIREPLACE DETAILS: Other-See Remarks
BASEMENT: APX BSMT SQFT: 0 SQFT DATA SOURCE: TA

POOL: Yes NEIGHBORHOOD AMENITIES: Other-See Remarks

INTERIOR FEATURES: Built Ins, Cable Available, Foyer, Pantry, Remodeled, Recently Painted, Walk-in Closet, Washer/Dryer Connection, Blinds

APPLIANCES: Dishwasher, Dryer, Washer, Range-Gas, Refrigerator

EXTRA ROOMS: Pantry, Foyer, Owner Bath, Laundry Room

EXTERIOR FINISH: Brick

FOUNDATION/BASEMENT: Crawl Space

ATTIC: Pull Down Stairs

ROOF: Comp Shingle

WATER: Public

SEWER: Septic

GARAGE/CARPORT: Carport Single Attached, Workshop

PORCH: Back, Porch, Screened, Stoop

FLOORING: Hardwood, Ceramic Tile

HEAT DELIVERY: Gas Pack

FUEL SOURCE: Natural Gas

AC/VENTILATION: Ceiling Fan(s), Central

DIRECTIONS: From exit 6 merge onto I-520 W toward North Augusta/Augusta, take exit 21 for Belvedere-Clearwater Road/South Carolina 126,left onto S Carolina 126 E/Belvedere-Clearwater Rd/Clearwater Rd,left onto Duncan Rd & 2nd right onto Lakewood Cir.

PROPERTY DESCRIPTION: Fabulous home almost 2000 sqft on a little over half an acre! Wonderful open kitchen with lots of cabinet space, great appliances with gas stove, breakfast bar and huge pantry. The kitchen opens up to the family room with beautiful hardwood floors plus enjoy all the built-ins in...perfect for games & video storage! Owner's suite with private entrance to screened porch, walk in closet and upgraded ceramic tile bathroom floor, crown molding and walk-in shower! Nice sized spare bedrooms...plus the Murphy bed can stay with full price offer!! Take advantage of the wonderful fenced in backyard, resurfaced gunite pool, separate garden area, grill station & nice storage bldg! With a large screened in porch you can enjoy relaxing outside! Also newer tankless hot water heater & great 30yr. architectural shingle roof and carport with built-in workshop that could easily be made back into carport or 2 car garage! Qualifies USDA 100% financing!

Information Herein Deemed Reliable but Not Guaranteed



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**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: BSH Seller PC Date 1/20/12 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Rev. 1/04

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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
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>1965</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Roof (leakage or other problem)? a. Approximate age of roof covering <u>9 30 yr roof</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 checked="" 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 checked="" type="checkbox"/> natural gas <input checked="" type="checkbox"/> propane <input type="checkbox"/> oil <input type="checkbox"/> d. Approximate age of heating unit <u>6</u> /cooling unit <u>6</u> <u>gas pack</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"/> polybutelene <input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> <u>2005 new drainfield</u>
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 <b>WHICH HAS NOT BEEN REPAIRED</b> 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 checked="" type="checkbox"/> exhaust fan <input checked="" type="checkbox"/> ceiling fan <input checked="" type="checkbox"/> sump pump <input type="checkbox"/> irrigation system <input checked="" type="checkbox"/> <u>front + back</u> cable tv wiring or satellite dish <input checked="" type="checkbox"/> security system <input type="checkbox"/> or other systems <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initials: ADH Seller PK Date 1/24/12 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 type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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 opened kitchen & added screen room

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

Initials: PL Seller SDH Date 1/21/20 Buyer \_\_\_\_\_ Date \_\_\_\_\_

"Yes" explanations continued:

Average Bill:

- Electric \$200.00
- Gas
- Water \$25.00
- Trash \$35.00 every 2 months
- County Tax - prev year none
- City tax - prev year \$552.00
- Lot size or acreage 0.55

**Owner(s) Acknowledgement**

Property Address: 217 Lakewood Circle, North Augusta SC

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

Owner's Name(s): Pamela G + Brian D Higby

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

Owner Signature: [Signature] Date: 1/20/12

Owner Signature: [Signature] Date: 1/20/12

**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.)



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

Property Address: 217 Lakewood Circle

**Lead Warning Statement**  
 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.

**Seller's Disclosure (initial)**

*pc* (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
 \_\_\_\_\_  
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

*pc* (b) Records and reports available to the seller (check one below):  
 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).  
 \_\_\_\_\_  
 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Buyer's Acknowledgment (initial)**

\_\_\_\_\_ (c) Buyer has received copies of all information listed above.  
 \_\_\_\_\_ (d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.  
 \_\_\_\_\_ (e) Buyer has (check one below):  
 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  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

*Dr* (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.

**Certification of Accuracy**

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.

<i>[Signature]</i>	<u>1/20/12</u>	<i>[Signature]</i>	<u>1/20/12</u>
Seller	Date	Seller	Date
<i>[Signature]</i>	<u>1/20/12</u>		
Agent	Date	Agent	Date
_____	_____	_____	_____
Buyer	Date	Buyer	Date