



STYLE: Ranch
TOTAL # ROOMS: 14
BEDROOMS: 4
FULL BATHS: 3
HALF BATHS: 1
APX TOTAL HEATED SQFT: 3410
APX YEAR BUILT: 1993

BLDG/UNIT #:
AREA/ZONE: Aiken (1A1)
COUNTY: AIKEN
SUBDIVISION: WARLISA ESTATES
CONDO NAME:
ELEMENTARY SCHOOL: MOSSEY CREEK
MIDDLE SCHOOL: North Augusta
HIGH SCHOOL: North Augusta

PARCEL #: 005-06-14-007
LOT #: **FIELD UNIT:**
TOTAL ACRES: 1
DEED BOOK & PAGE: 4176/823
NEW CONSTRUCTION: No

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

EXTERIOR FEATURES: Fenced Yard, Landscaped-Full, Lawn Sprinkler
LOT DESCRIPTION: Cul-de-Sac

DRIVEWAY: Concrete

	Length:	Width:	Lvl:		Length:	Width:	Lvl:		Length:	Width:	Lvl:
Living Rm:	22	13	M	Owner Bedroom:	15	13	M	None	0	0	-
Kitchen:	20	12	M	Bedroom 2:	13	12	M	None	0	0	-
Dining Rm:	14	10	M	Bedroom 3:	13	12	M	None	0	0	-
Family Rm:	23	22	M	Bedroom 4:	18	18	M				
Great Rm:	0	0	-	Bedroom 5:	0	0	-				
Breakfast Rm:	0	0	-								

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

FIREPLACE: Yes **# FIREPLACES:** 1 **FIREPLACE DETAILS:** Living Room
BASEMENT: **APX BSMT SQFT:** 0 **SQFT DATA SOURCE:** OW

POOL: **NEIGHBORHOOD AMENITIES:** Other-See Remarks

INTERIOR FEATURES: Built Ins, Cable Available, Eat In Kitchen, Wired For Security System, Utility Sink, Washer/Dryer Connection
APPLIANCES: Dishwasher, Microwave Built-in, Rangetop, Wall Oven
EXTRA ROOMS: Computer/Office, Bonus Room

EXTERIOR FINISH: Brick **GARAGE/CARPORT:** Garage Triple Attached
FOUNDATION/BASEMENT: Crawl Space **PORCH:** Deck, Covered, Front
ATTIC: Floored **FLOORING:** Hardwood, Ceramic Tile, Carpet
ROOF: Comp Shingle **HEAT DELIVERY:** Heat Pump
WATER: Public **FUEL SOURCE:** Electric, Propane
SEWER: Septic **AC/VENTILATION:** Central

DIRECTIONS: FROM AUGUSTA I-20 TAKE EXIT 1 LEFT ON MARTINTOWN RD, RT ON GREGORY LAKE RD, RT ON COUNTRY CLUB HILLS DR, MAKE LEFT TO STAY ON COUNTRY CLUB HILLS DR, LEFT ON ST. EDWARD CT.

PROPERTY DESCRIPTION: Beautiful 3410sqft home on approximately one acre with 3 car garage! Walk in and fall in love with the beautiful hardwood floors! The large living room has recessed lighting, a wonderful brick fireplace and access to the huge back deck! Just off the living room is an amazing sunroom that also has access to the deck! Enjoy the beautiful walk-in closet and master bath with his and her sinks, linen closet & separate water closet. The spare bedrooms have a jack and jill bath and walk-in closets!! Main level you will find a wonderful office and formal dining room! The bonus room has a huge game room plus a separate bedroom and bath making it a great guest suite! With a 3 car garage & double gates on both sides of the house you will never be short for parking space! The backyard is completely fenced in! Located in wonderful Warlisa Estates near NA Country Club

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: DM Seller: MM Date: 1/13/2012 Buyer: _____ Date: _____
 Rev. 1/04

1/13/2012

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 ___ wood ___ composition/hardwood ___ vinyl ___ synthetic stucco ___ b. Approximate age of structure <u>20</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Roof (leakage or other problem)? a. Approximate age of roof covering <u>2</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 ___ heat pump ___ baseboard ___ b. Cooling source: central ___ wall/window unit(s) ___ c. Fuel source: electricity ___ natural gas ___ propane ___ oil ___ d. Approximate age of heating unit <u>10</u> /cooling unit <u>10</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 ___ community system ___ private well ___ b. water pipes are: copper ___ galvanized ___ PVC/CPVC ___ polybutelene ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Septic system? a. Type system: septic tank ___ community system ___ connected to city/county system ___ city/county system available ___ b. Does the system require a pump? Yes ___ No ___ 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 ___ No ___	<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 ___ pool ___ hot tub ___ spa ___ attic fan ___ exhaust fan ___ ceiling fan ___ sump pump ___ irrigation system ___ cable tv wiring or satellite dish ___ security system ___ or other systems ___	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Initials DM Seller MM Date 1/13/2012 Buyer _____ Date _____
Rev. 1/04 1/13/2012

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

Property Address: 26 St. Edward Court

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)

DS
DM MM

(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).

DS
DM MM

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(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)

SR (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.

Seller
Signed by: Shannon Rollings Date 1/13/2012

Agent
Date _____

Buyer
Date _____

Seller
Date _____

Agent
Date _____

Buyer
Date _____