

Real Estate Auction

1210 Roe Ford Road, Greenville, SC

Saturday, June 11, 2016 at 12:00 pm

Preview: By Appointment – Terry Hester @ 864.423.1824

This home is located in Stratford Forest Subdivision near Furman University and Green Valley Country Club. A late 1950's T-shaped, brick home was built by an architect to be used as his family's residence. It is tri-level and has hardwood and carpeted floors. The kitchen, breakfast nook and utility areas have black and white floors. The



house has approximately 3600 sq ft of heated and cooled areas. This home is composed of 6 bedrooms. The master bedroom with adjoining bath and second bedroom (which could be used for an office space) is located on the upper level. The second level (3 steps recessed) has 4 bedrooms and 2 baths. There is a spacious living room and adjoining dining area with many windows next to the kitchen. The den has a cathedral style ceiling with exposed beam and real wood paneling. A passive solar energy saver is installed on the roof of the den for heat savings. There is a fireplace in the den and skylights in various areas throughout the home. Natural gas wall heaters are in place for back up heat in the case of a power outage. The Florida room is recessed from the den (5 steps) with windows all around with a beautiful view of the woods and garden areas. There

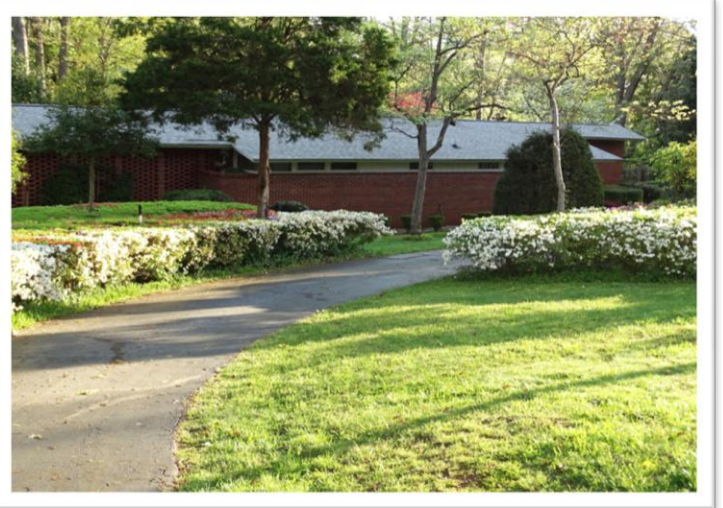
is ample storage with many closets. A ½ bath is located near the garage. The two-car garage can be used for autos or other purposes as it is centrally air conditioned and natural gas heated. A utility room or shop adjoins the garage with storage areas. The A/C system and roof were replaced approximately 10 years ago.

The lot is secluded and is ½ wooded and ½ well established lawn and bushes. The bushes include azaleas, camellias, loropetalum, gardenias, roses, hydrangeas and others. The grounds have an automatic sprinkler system. The driveways are paved, one is curved and the other leads directly to a lighted garage area. There are two parking areas. The ½ acre woods have hardwoods, oak, hickory, poplar, etc. There is an outside storage building for lawn supplies and other equipment.

Tax Information:

Greenville County Parcel ID# 0473000802600

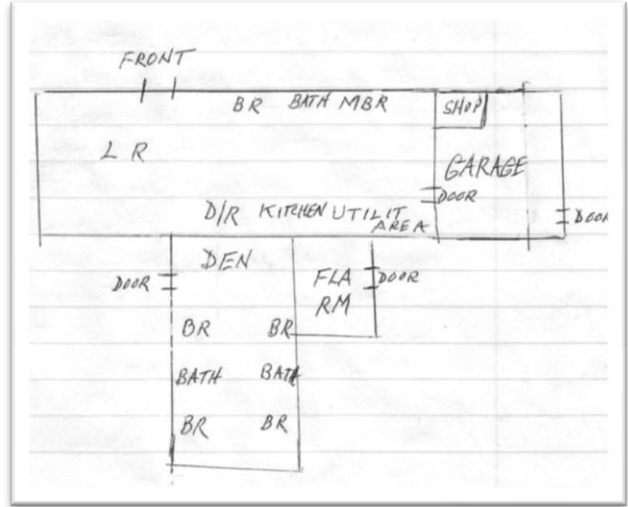
Auction Contact: Larry J. Meares, 864.444.1321



Personal Furnishings:

- Will be sold by Terry Hester's Auction Service beginning at 10 am (864.423.1824 for information)





Real Estate Terms:

- Seller will pay any outstanding liens; property taxes prorated to the date of closing, title search, and furnish an Infestation Report on the home. Buyer(s) will pay all other closing costs including, but not limited to, attorneys fees, for preparation of the deed, for the recording stamps on the deed, any purchasers mortgages, survey if required and other normal closing costs.
- A Ten Percent (10%) Buyer's Fee will be added to the final bid to arrive at the Contract Sales Price. An Escrow Deposit of \$5,000.00 will be due on day of Auction with balance due within 30 days after the high bid is accepted
- This property is being sold "AS-IS". Seller makes no warranty, express or implied, as to the title of the property or zoning of the property except as warranted by its deed. The sale is not contingent on any financing or any home inspection reports.
- The Property is being sold subject to Seller's approval of the final bid.
- Announcements made day of Auction take precedence over any previous announcements or advertisements
- Broker Participation Invited.

Agency: Auctioneer is representing the seller(s) in this transaction

www.MearesAuctions.com
 MEARES LAND & AUCTION COMPANY
 315 Eastview Rd. Pelzer, SC 29669
 864.947.2000 / Office

Contacts:
 Larry J. Meares, BIC, SCAL 109 / 864.444.1321
 David J. Meares, CAI, SCAL 620
 Darron Meares, CAI, SCAL 3737

