



## FEATURES

<b>EXTERIOR FINISH</b> Brick Veneer-Partial Vinyl Siding	Attached Garage 2 Cars	Dryer	Pre-approve/Proof of Fund Specified Sales Contract
<b>LOT DESCRIPTION</b> Level	<b>DRIVEWAY</b> Paved Concrete	Refrigerator Washer	<b>POSSESSION</b> At Close
<b>FOUNDATION</b> Slab	<b>INTERIOR FEATURES</b> Ceiling Smooth Ceiling Trey Countertops-Solid Surface	Stand Alone Rng-Smooth Tp Microwave-Built In	<b>GARBAGE PICKUP</b> Public
<b>BASEMENT</b> None	Tub Garden Walk In Closet Window Trtments-AllRemain	<b>FIREPLACE</b> Gas Logs	<b>HOA Fee Includes</b> Common Area Ins. Common Area-Electric Exterior Maintenance Lawn Maintenance Pool Street Lights Restrictive Covenants
<b>EXTERIOR FEATURES</b> Porch-Screened Some Storm Doors Tilt Out Windows Vinyl/Aluminum Trim	<b>MRBED FEATURES</b> Double Sink Full Bath Master on Main Lvl Shower-Separate Tub-Garden Walk-in Closet	<b>HEATING SYSTEM</b> Electric	<b>Community Amenities</b> Common Areas Lights Pool Lawn Maintenance Landscape Maintenance
<b>ROOF</b> Architectural	<b>SPECIALTY ROOM</b> Laundry Bonus Room/Rec Room	<b>COOLING SYSTEM</b> Electric	<b>SHOWING</b> Appointment/Call Center Show Anytime Vacant Lockbox-Electronic
	<b>LAUNDRY</b> 1st Floor Closet Style Kitchen	<b>FLOORS</b> Carpet Ceramic Tile Hwd/Pine Flr Under Carpet	<b>ADDITIONAL FEES</b> HOA Mgmt Transfer Fee
		<b>WATER</b> Public	
		<b>SEWER</b> Public	
		<b>WATER HEATER</b> Electric	
		<b>STORAGE SPACE</b> Garage	
		<b>DOCS ON FILE</b> Restric.Cov/By-Laws SQFT Sketch	

## FINANCIAL

<b>Total Taxes</b>	\$796.77	<b>Tax Year</b>	2023
<b>Tax Rate(4%/6%)</b>	4%	<b>Homestead</b>	Yes
<b>In City</b>	Y	<b>HOA (Y/N)</b>	Y
<b>HOA/Regime Fee\$</b>	\$290	<b>HOA/Regime Fee Mandatory</b>	Yes
<b>HOA Term</b>	Monthly	<b>HOA Contact Name/#</b>	lclawson@wndouglas.com 864-284-6515
<b>Short Sale (Y/N)</b>	N	<b>Foreclosure (Y/N)</b>	N
<b>Auction (Y/N)</b>	Y	<b>Electric Co.</b>	Duke
<b>Gas Co.</b>	Piedmont	<b>Water Co.</b>	Greenville

## MEMBER REMARKS

**Member Remarks** Review associated docs - selling AS-IS with NO contingencies. This is not a foreclosure; the buyer will receive a clear title at closing. This property will be offered at a public auction on Wednesday, June 5, 2024, at 12:00 p.m.

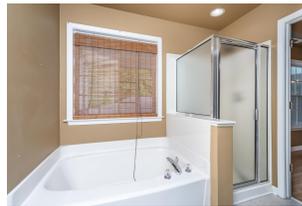
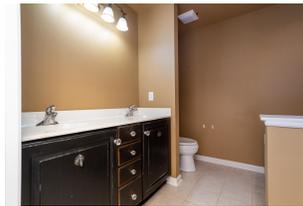
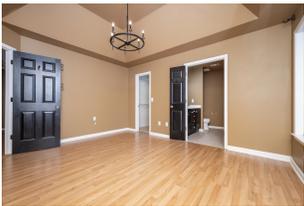
## REMARKS

**Remarks** 206 Boothbay Court in Simpsonville is located in the sought-after Wyndham subdivision. This one-owner, two-bedroom, two-bathroom townhome is approximately 1,400 square feet of first floor living, with a 10' x 15' second-floor bonus room. This townhome features a screened-in back porch, two-car attached garage, walk-in closet in the owner's suite, gas log fireplace, and more. The homeowner's association includes exterior home maintenance, lawn care, and common area maintenance including access to the community pool. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. The scheduled auction will be canceled if an offer is accepted before the auction. This property is available for sale only and will be offered at public auction on Wednesday, June 5, 2024, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; the new owner will receive a clear title at closing. This property is selling AS-IS with NO contingencies.\*\*\*\*\*

## SYNDICATION REMARKS

**Syndication Remarks** Listing presented by Meares Property Advisors. Call 864-843-5919 or visit www.MPA-SC.com for more information. 206 Boothbay Court in Simpsonville is located in the sought-after Wyndham subdivision. This one-owner, two-bedroom, two-bathroom townhome is approximately 1,400 square feet of first floor living, with a 10' x 15' second-floor bonus room. This townhome features a screened-in back porch, two-car attached garage, walk-in closet in the owner's suite, gas log fireplace, and more. The homeowner's association includes exterior home maintenance, lawn care, and common area maintenance including access to the community pool. \*\*\*\*\*THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. The scheduled auction will be canceled if an offer is accepted before the auction. This property is available for sale only and will be offered at public auction on Wednesday, June 5, 2024, at 12:00 p.m., preview begins at 11:00 a.m. This is not a foreclosure; the new owner will receive a clear title at closing. This property is selling AS-IS with NO contingencies.\*\*\*\*\*

## ADDITIONAL PICTURES



**DISCLAIMER**

This information is deemed reliable but not guaranteed. The MLS of Greenville, SC Inc.©2024