

## ALL FIELDS CUSTOMIZABLE



<b>MLS #</b>	191911	<b># of Bedrooms</b>	3
<b>Status</b>	Active	<b># of Full Baths</b>	2
<b>Type</b>	Single Family	<b>#of 1/2 Baths</b>	1
<b>Address</b>	135 Pastorale Dr.	<b>Approximate Age</b>	1-5
<b>City</b>	Chesnee	<b># of Stories</b>	1 w/ Basement
<b>State</b>	SC	<b>Approx Acreage Range</b>	5+
<b>Zip</b>	29323	<b>SqFt Range</b>	3600-3799
<b>Area</b>	Lake Blalock	<b>Garage/Carport</b>	4+ Car
<b>Class</b>	RESIDENTIAL	<b>Lot Description</b>	Water Front
<b>Asking Price</b>	\$469,000	<b>School District</b>	2
<b>Sale/Rent</b>	For Sale		

## GENERAL

<b>County</b>	Spartanburg, SC	<b>In City Y/N</b>	No
<b>Block Map#</b>	2-24-00-016.13	<b>Approx Lot Dimensions</b>	1214x475 on Waterx923x50
<b># of Acres</b>	5.10	<b>Approx Year Built</b>	2005
<b>Zoning</b>	none	<b>Horses Allowed</b>	Yes
<b>Water Frontage</b>	475 feet	<b>Elementary School</b>	2-Cooley Springs
<b>Jr High</b>	2-Chesnee Middle	<b>Middle School</b>	2-Chesnee Middle
<b>High School</b>	2-Chesnee High	<b>Builders Name</b>	Royce Camp Construction,
<b>Approx Heated SqFt AG</b>	3600	<b>Approx Heated SqFt Total</b>	3600
<b>Main Floor # of Bedrooms</b>	1	<b>Main Floor Baths</b>	1F,1H
<b>Lower Level # of Bedrooms</b>	2	<b>Lower Level Baths</b>	1
<b>Dining Room Level</b>	1	<b>Dining Room Size</b>	13 x 12'6
<b>Dining Room Comments</b>	Tray ceiling	<b>Kitchen Level</b>	1
<b>Kitchen Size</b>	17 x 10	<b>Kitchen Comments</b>	Island
<b>Great Room Level</b>	1	<b>Great Room Size</b>	21 x 18'4
<b>Great Room Comments</b>	Stone Fireplace	<b>Den Level</b>	L
<b>Den Size</b>	18 x 21'4	<b>Den Comments</b>	Doors to Patio
<b>Master Bedroom Level</b>	1	<b>Master Bedroom Size</b>	18 x 14'3
<b>Master Bedroom Comments</b>	vaulted ceiling	<b>Bedroom 2 Level</b>	L
<b>Bedroom 2 Size</b>	14'10 x 12	<b>Bedroom 2 Comments</b>	Walk in Closet
<b>Bedroom 3 Level</b>	L	<b>Bedroom 3 Size</b>	14'4 x 14
<b>Bedroom 3 Comments</b>	Walk in closet	<b>Other Room 1 Level</b>	1
<b>Other Room 1 Size</b>	10 x 10	<b>Other Room 1 Comments</b>	Being used for Baby
<b>Other Room 2 Level</b>	1	<b>Other Room 2 Size</b>	7 x 7
<b>Other Room 2 Comments</b>	Laundry w/Sink	<b>Directions</b>	From Highway 9, take Parris Bridge Road across Bridge @ Lake Blalock, Take the First Left onto Wall Circle, then take the First left onto Pastorale Dr., the house is at the right side of the cul-de-sac with the very long asphalt driveway. NO SIGN.
<b>Price/ApxHtdSF</b>	\$130.28		

## FEATURES

<b>STYLE</b>	<b>WATER</b>	<b>INTERIOR FEATURES</b>	<b>STORAGE SPACE</b>
Traditional	Public Water	Ceiling Fan	Attic
<b>ROOF</b>	<b>SEWER</b>	Electric Garage Door	Basement
Architectural	Septic Tank	All Window Trtmnts Remain	Garage
<b>EXTERIOR</b>	<b>LOT DESCRIPTION</b>	Smoke Detector	<b>DOCUMENTS ON FILE</b>
Brick Veneer	Cul-De-Sac	Cable Available	Restrictive Covs.
Stone	Lake	Cathedral/Raised Ceilings	Survey
Vinyl Siding	Water Front	Trey Ceilings	<b>SHOWING INSTRUCTIONS</b>
<b>FOUNDATION</b>	Wooded	Disappearing Attic Stairs	Call List Office
Basement	Water View	Dryer Connection	Advanced Notice Required
<b>FLOORS</b>	Water Access	Washer Connection	<b>MASTER BEDROOM FEATURES</b>
Carpet	Sloped	Fireplace	Double Vanity
Ceramic Tile	Underground Utilities	Walk in Closet	Full Bath
Wood	<b>APPLIANCES</b>	Whirlpool Tub	Shower-Separate
<b>HEAT SYSTEM</b>	Range/Oven	Smooth Ceilings	Tub-Jetted
Heat Pump	Dishwasher	Blown Ceilings	Walk-in Closet
Multi-Units	Disposal	Solid Surface Counter	<b>GARBAGE PICKUP</b>
<b>HEATING FUEL TYPE</b>	Microwave	Bookcases	Private
Electricity	Smooth Cook Top	Utility Sink	<b>DRIVEWAY</b>
<b>COOLING SYSTEM</b>	Range Free Standing	Open Floor Plan	Extra Pad

MLS #: [191911](#)

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## FEATURES

Heat Pump  
Multi-Units  
**COOLING FUEL**  
Electricity  
**GARAGE/CARPORT**  
Attached  
Detached  
Garage  
Door Opener  
Side/Rear Entry  
Workshop  
Yard Door

**EXTERIOR FEATURES**  
BBQ Grill  
Deck  
Insulated Windows  
Patio  
Porch-Front  
Porch-Screened  
Porch-Other  
Vinyl/Aluminum Trim  
Tilt Out Windows

Split Bedroom Plan  
**SPECIALTY ROOMS**  
Breakfast Area  
Exercise Room  
Main FI Master Bedroom  
Office/Study  
Workshop  
Other/See Remarks  
**BASEMENT**  
Completely Finished  
Full  
Walkout

Paved  
Paved-Concrete  
Paved-Asphalt  
**POSSESSION**  
At Close  
**DOCUMENTS W/ OFFER**  
Pre-Approved Letter  
Copy Earnest Money Check

## FINANCIAL

**Taxes \$**  
**Tax Rate**  
**Annual HOA Fee Mandatory**  
**Utility Co Public Water**  
**Utility Co Telephone**

2012  
4%  
Yes  
L-C-F Dist  
Chesnee

**Tax Year**  
**Annual HOA/Regime Fees \$**  
**Utility Co Electric**  
**Utility Co Gas**

2009  
225  
Duke Power  
N/A

## PUBLIC REMARKS

Lake front with new dock in 08. Hardwoods, Granite and Marble tops, Stone fireplace in GR. His and Hers closets in Master, with large whirlpool tub, separate shower, long double-vanity cabinets. Real stone work (not manufactured), Great Open Floor plan. Lots of lake frontage and room for pasture if wanted. High vaulted ceiling in GR with large windows looking toward the lake. Dining area overlooks lake and backyard. Main level features Screen Porch, Laundry room, Room for Baby/Office/Study. Kitchen has island and separate Breakfast area overlooking 2nd garage/workshop. Lower Level Extra large Den & Recreation area. Lots of privacy being at end of long driveway.

## ADDITIONAL PICTURES



## DISCLAIMER

This information is deemed reliable, but not guaranteed.