

# SIMPSONVILLE

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## RELOCATION GUIDE

A Great Place To Retire And Raise A Family

**Livian**<sup>®</sup> *Estates*

**kw** GREENVILLE  
UPSTATE SC  
KELLERWILLIAMS.

# WELCOME SOUTH CAROLINA to **Simpsonville**

Top 10 Best Places To Live in  
South Carolina For 2022  
-HomeSnacks

Ten Best Towns For Families  
- Family Circle Magazine

25 Best Affordable Cities  
- Money Magazine

Often featured as one of the best places to live in South Carolina, Simpsonville is a thriving city located just 15 miles south of Greenville. With its moderate temperatures, vibrant lifestyle, and opportunities for growth, it's easy to imagine why more and more people are drawn to Simpsonville every year.



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# ABOUT US



The Livian Estates is an award-winning real estate team in Greenville, SC who has helped many home buyers and home sellers with their real estate needs in the greater Greenville area.

Throughout the years of diligently serving home buyers and home sellers in the Upstate, The Livian Estates has received awards and recognitions from REAL Trends and Keller Williams Realty, undoubtedly some of the big names in the brokerage industry.

These recognitions are testaments to the team's skill, experience, technology-used, and unwavering compassion, loyalty, and commitment to our clientele.

For the past decade and counting, the Livian Estates has helped people move into the Greenville area as well as within the Upstate area.

Our Agents are familiar with the many areas and neighborhoods that make up greater Greenville and are experienced working with people relocating for a variety of reasons.

Whether you're taking a new job here and need to make a move fast or you're thinking about a move for retirement and are in no rush we've got you covered! Our team has years of experience working with relocating buyers and would welcome the opportunity to help you find your new home in Simpsonville.

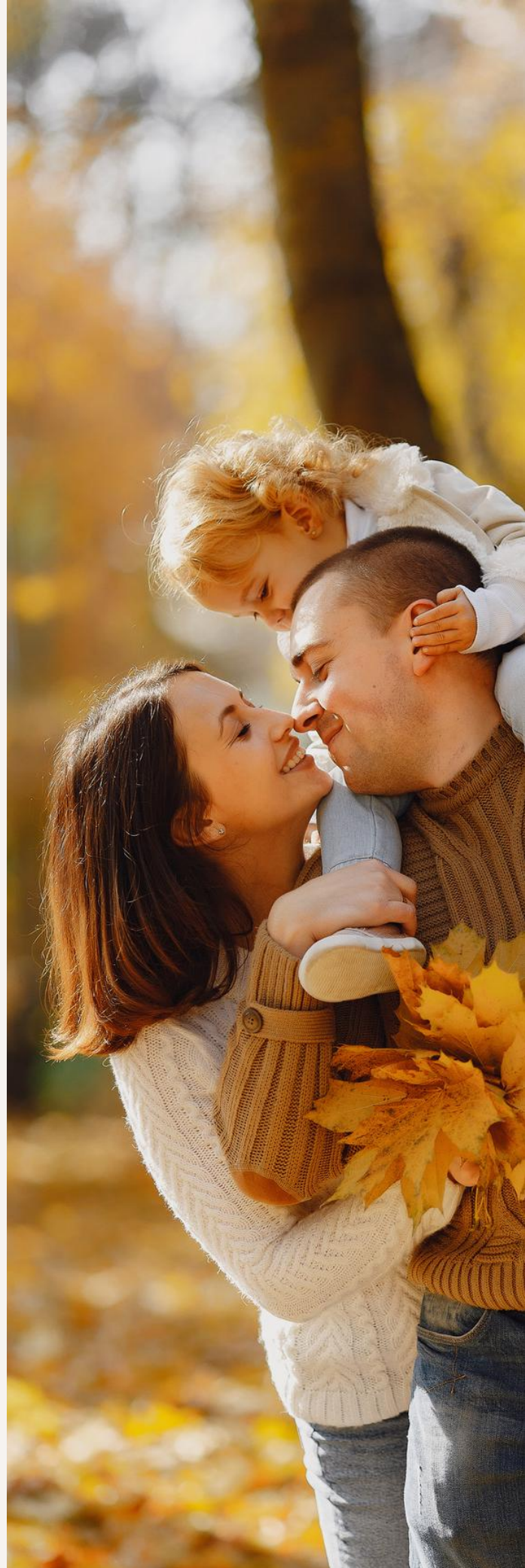


# Why Consider Living in Simpsonville, SC?

One of the cities located in Greenville County, it's hard to overlook Simpsonville, SC as a great place to live. There's something about this vibrant city that pulls you in.

Simpsonville is a city and a small town, at the same time. Part of what makes the community so great in Simpsonville are the people who call this area home. People love living in Simpsonville. It even made the list of best places to live in South Carolina.

Simpsonville's charm consistently satisfies the desires of many people looking for a great place to live, work, and enjoy life.





Simpsonville has everything you can find to enhance the quality of life. From great shopping areas, movie theaters, excellent restaurants, parks, golf courses, and country clubs, this city is the perfect blend of urban and metro. There are many opportunities for all to become involved in the community as well as pursue different interests.

The low cost of living also contributes to Simpsonville's appeal as well as the many business and job opportunities. You can enjoy an attractive lifestyle at relatively low cost compared to other states in the country.

An aerial photograph of a large baseball complex with multiple fields, surrounded by trees and parking areas. The image is partially obscured by a white graphic element.

# HERITAGE Park

A 90-acre recreation complex with a linked trail system connecting park facilities.

The park serves as the venue for Simpsonville's big events such as concerts and festivals. This unique, family oriented park has ranked consistently among the top of the state's fastest-growing municipalities. The facility features many active use recreations such as six batting cages, ten soft-toss nets, soccer field, a full size infield, and a six field baseball complex - all intended to function year round through use by local clinics, camps and the community.



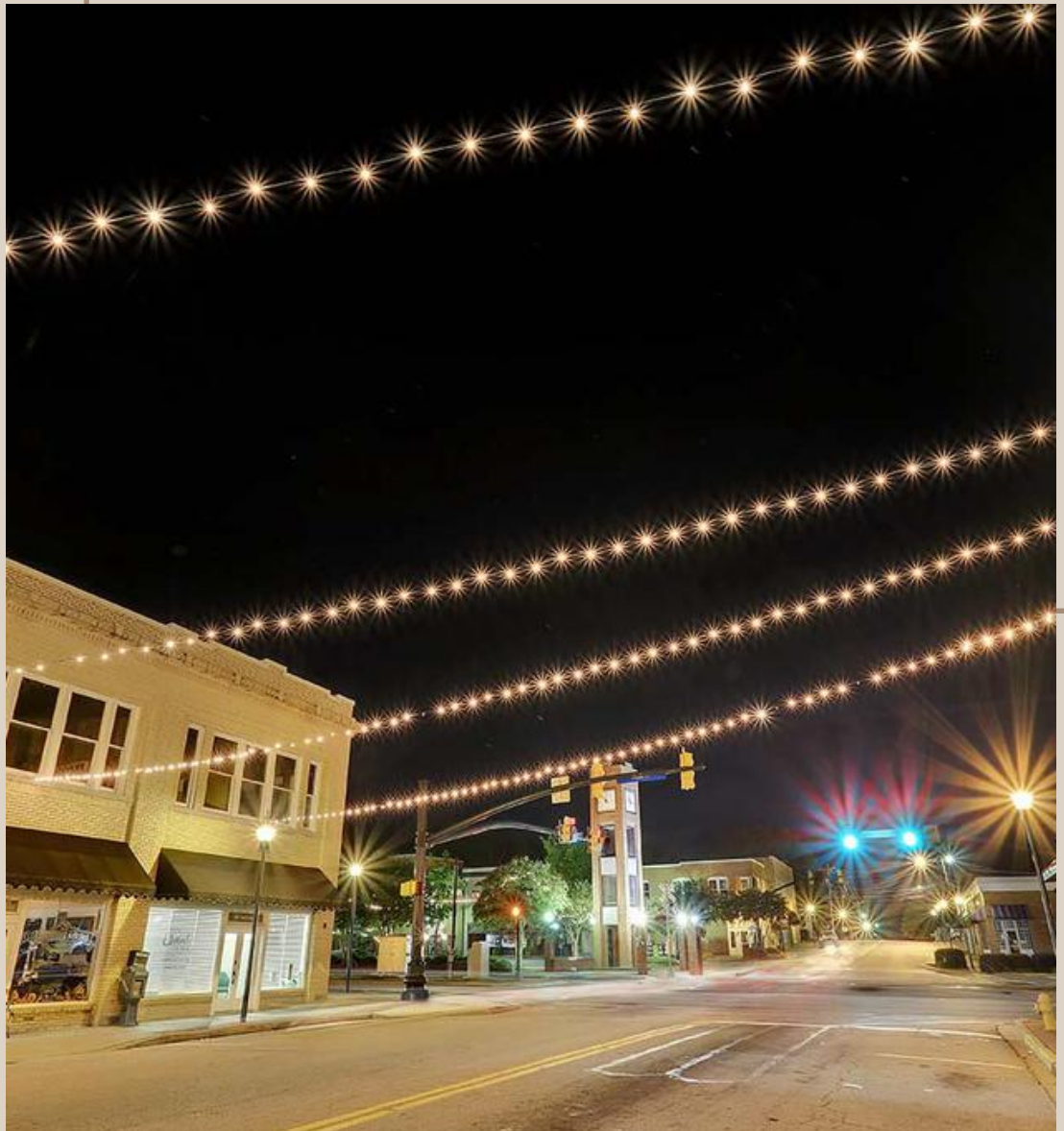


# YOUR GUIDE TO *Simpsonville*

Simpsonville, SC is a small thriving city located just 15 miles south of Greenville. The city is located between Mauldin, South Carolina and Fountain Inn along Highway 14 and Interstate 385.



It is one of the popular cities in Greenville County with an estimated population of 23,3544 as of 2020. The city is known as part of the "Golden Strip." Businesses and enterprises make their home in Simpsonville, SC, with nearby cities Mauldin and Fountain Inn.



SOUTH CAROLINA  
**SIMPSONVILLE**

# A GREAT PLACE TO RAISE YOUR FAMILY

The city has made the list of the 10 Best Places to Live in South Carolina for 2022, a list compiled by regional infotainment site HomeSnacks.



Simpsonville is a wonderful city to raise a family in. With good jobs, excellent schools, and low crime rates, Simpsonville is a desirable place to put down roots.

From great shopping areas, movie theaters, excellent restaurants, parks, golf courses, and country clubs, this city is the perfect blend of urban and metro. There are many opportunities for all to become involved in the community as well as pursue different interests.



# SIMPSONVILLE EDUCATION

Public Schools

[www.greenville.k12.sc.us](http://www.greenville.k12.sc.us)

Furman University

[www.furman.edu](http://www.furman.edu)

Greenville Technical College

[www.gvltec.edu](http://www.gvltec.edu)



*Bell Tower at Furman Lake,  
Furman University*

Simpsonville is served by the Greenville County School District. Greenville County offers high-quality schools including public, private, and homeschools.

The Greenville County School District is the largest school district in South Carolina with 14 high schools, 18 middle schools, and 50 elementary schools in the district.

The Greenville County School District is deeply committed to providing quality education. They have been awarded National Accreditation from the AdvancED Accreditation Commission, recognizing the school system as a high-quality school district and granting full accreditation to the school district and all of its schools.



The top 5 schools located in Simpsonville include: [Bell's Crossing Elementary School](#), [Rudolph Gordon Elementary School](#), [Monarch Elementary](#), [Oakview Elementary School](#), and [Plain Elementary School](#).

Many of the district's facilities have been recognized with state and national awards. The district boasts several National Blue Ribbon Schools, Palmetto's Finest schools, a National PTA School of Excellence, a National School of Character, a South Carolina School of Promise, and another which earned the Baldrige Model of Continuous Improvement recognition.

The Golden Strip Career Center is part of the Greenville County School district, and serves students in the Simpsonville, Mauldin, and Fountain Inn communities.

The Golden Strip Career Center is a place where students learn skills that prepare them for careers. Students not only learn technical and trade skills, but also key soft skills that contribute to long-term employability. Most students at Golden Strip Career Center are also enrolled in non-alternative high schools in the school district; therefore, school bus transportation between these schools and the career center is provided on school days.

SOUTH CAROLINA  
**SIMPSONVILLE**

# A GREAT PLACE TO RETIRE



Simpsonville is an attractive destination for retirees. Spread across Greenville's countryside are beautiful hills, streams, and lakes.



A big attraction for many retirees is a tax-friendly state since among their top list of expenses is taxes.

South Carolina is an ideal choice because it is one of the states that offer low taxes. But it is not only the low taxes that make moving here a good choice. Apart from the low taxes, the cost of living is less expensive compared to other states. In Simpsonville, for example, the cost of living was 96.4, below the national average of 100, whereas in Los Angeles CA, Boston MA, or Newark NJ, the cost of living was 131.3, 142.8, an 129.4 respectively.

Plus, there are great retirement communities in Simpsonville. One of the 55+ communities is The Ravines at Creekside. This community is a lighted condominium community with a heated pool, clubhouse, fitness facilities, lawn maintenance, and a very convenient location near Woodruff Road and Main Street in Simpsonville.

Also, there are other independent and assisted living facilities in Simpsonville including The Springs at Simpsonville, Fairview Park, and Harmony at Five Forks.

The low cost of living and diverse choice of neighborhoods and types of residences make Simpsonville, SC a great place to retire.

Retirees living here enjoy an attractive lifestyle at relatively low cost compared to other states in the country.



SOUTH CAROLINA

## SIMPSONVILLE

# Food Scene



Simpsonville's diverse dining choices will not fail to appease every taste and budget. Downtown Simpsonville offers plenty of dining options. In the Five Forks area, especially along Woodruff Road, you'll also find an array of great restaurants. The Fairview Road which is Simpsonville's central retail hub also offers every kind of dining option.. You'll have no reason to eat at the same place too many times. There's simply a lot to choose from whether you prefer the rustic ambiance of suburban destination or a finer urban restaurants.



# TRY OUT!



## Shortfields Simpsonville

111 N Main St, Simpsonville, SC 29681  
(864) 757-8228



## Cracker Barrel Old Country Store

3954 Grandview Dr, Simpsonville, SC 29680 (864) 967-4881



## Coach House Restaurant

637 SE Main St, Simpsonville, SC 29681  
(864) 967-8840



## Stella's Southern Bistro

684 Fairview Rd Simpsonville, SC 29680 (864) 757-1212



## El Tejano Mexican Restaurant

38 Ray E Talley Ct Ste F, Simpsonville, SC 29680 (864) 962-8657



## Papa's and Beer, Simpsonville

123 SE Main St, Simpsonville, SC 29681  
(864) 962-8000





SOUTH CAROLINA

SIMPSONVILLE

# Shopping Destination

Simpsonville's shopping scene ranges from local boutiques to designer stores and town main streets with quaint shops to big shopping areas, making it a breeze to spot great finds.



# SHOP!



### Fairview Market Shopping Center

A regional retail destination with over 2.6 million SF of retail within a 3-mile radius. Retailers within this center include Aldi, Orangetheory, H&R Block, and the UPS Store, additionally, various local businesses.



### Fairview Road

Simpsonville's most popular retail corridor. Retailers and restaurants in this corridor include Lowe's, Publix, CVS, Bruster's, Burger King, Dollar Tree, Walgreens, Target, Petco, TJ Maxx, and more.



### Five Forks Shopping Center

Find a variety retail shops including fine clothing stores, flower shops, health food markets, decorating resource centers, and a wide range of restaurants.



### Downtown Simpsonville

The downtown area is filled with dining, shopping, and entertainment options.



### Fairview Station

A number of local and chain retailers can be found here including Ingles, Michaels and Khols, and other womens' boutiques, as well as restaurants.



### Simpsonville Farmers Market

An open-air market held on in-season Saturdays in the heart of downtown Simpsonville. It runs from May to September 8 am to 12 pm.

# ACTIVE OUTDOOR LIFE

The Upstate is abound with natural beauty. The many State Parks and wilderness areas give plenty of recreational opportunities to enjoy the outdoors: hiking, camping, boating, rafting, and fishing are some of the activities you can enjoy with your family and friends.

*TABLE ROCK STATE PARK  
A 3,083-acre park at the edge of the Blue Ridge  
Mountains in northern Pickens County, South  
Carolina.*



Swamp Rabbit Trail

## SWAMP RABBIT TRAIL

Swamp Rabbit Trail is a multi-use greenway system (walking, jogging and bicycling). It is nearly 14 miles between Greenville and Travelers Rest. It is not a dirt trail but still a great trail for everyone looking to stretch some muscles.

## PARIS MOUNTAIN STATE PARK

In those times you want to explore the wilderness, Paris Mountain State Park is a great place to go for hiking, camping, fishing or just plain enjoying the nature.

## SALUDA LAKE

Saluda Lake is a 331 acre reservoir located in Greenville SC. There is a bass tournament happening every week. There's a Bait & Tackle shop located on its shoreline. Public can access the two ramps and rent fishing boats and kayaks.

## LAKE PLACID

Its proximity to Greenville makes it a perfect getaway. All you need is a good pair of hiking boots. You can find waterfalls and bridges along the way. There are also other activities you can do such as boating, fishing, kayaking, swimming, bird watching, biking, and picnics.

## CAESARS HEAD

Caesars Head offers great easy to moderate hiking trails. Enjoy the scenic view of one of the most beautiful waterfalls in South Carolina when you take the most popular trails at Caesars Head - the Raven Cliff Falls. It is accessible all year-round.

## TABLE ROCK STATE PARK

Table Rock State Park fits the bill for natural beauty. There is a great 6.5 miles round trip hike that would reward you with stunning views at the top. The hiking trails take hikers past mountain streams and waterfalls to the tops of Pinnacle and Table Rock mountains.



Lake Placid



*FALL FOR GREENVILLE*

*A three-day music and food festival held each fall with hundreds of food items and tens of musical artists.*

SOUTH CAROLINA  
**SIMPSONVILLE**  
Recreational  
Fun Things To Do

## EVENTS

From music festivals, Food truck rodeos to Fourth of July – there is always happening all year round in Simpsonville. Each year there is something to celebrate, everything from bacons to BBQs to live music etc. There's a lot to offer!

## SPECTATOR SPORTS

There are lots to offer for sports fans looking for excitement in the Simpsonville area. From edge-of-your seat Clemson Tigers football and Swamp Rabbits Hockey to Furman Paladins and Greenville Drive. Check out all there is to see here for sports lovers!

## SHOPPING

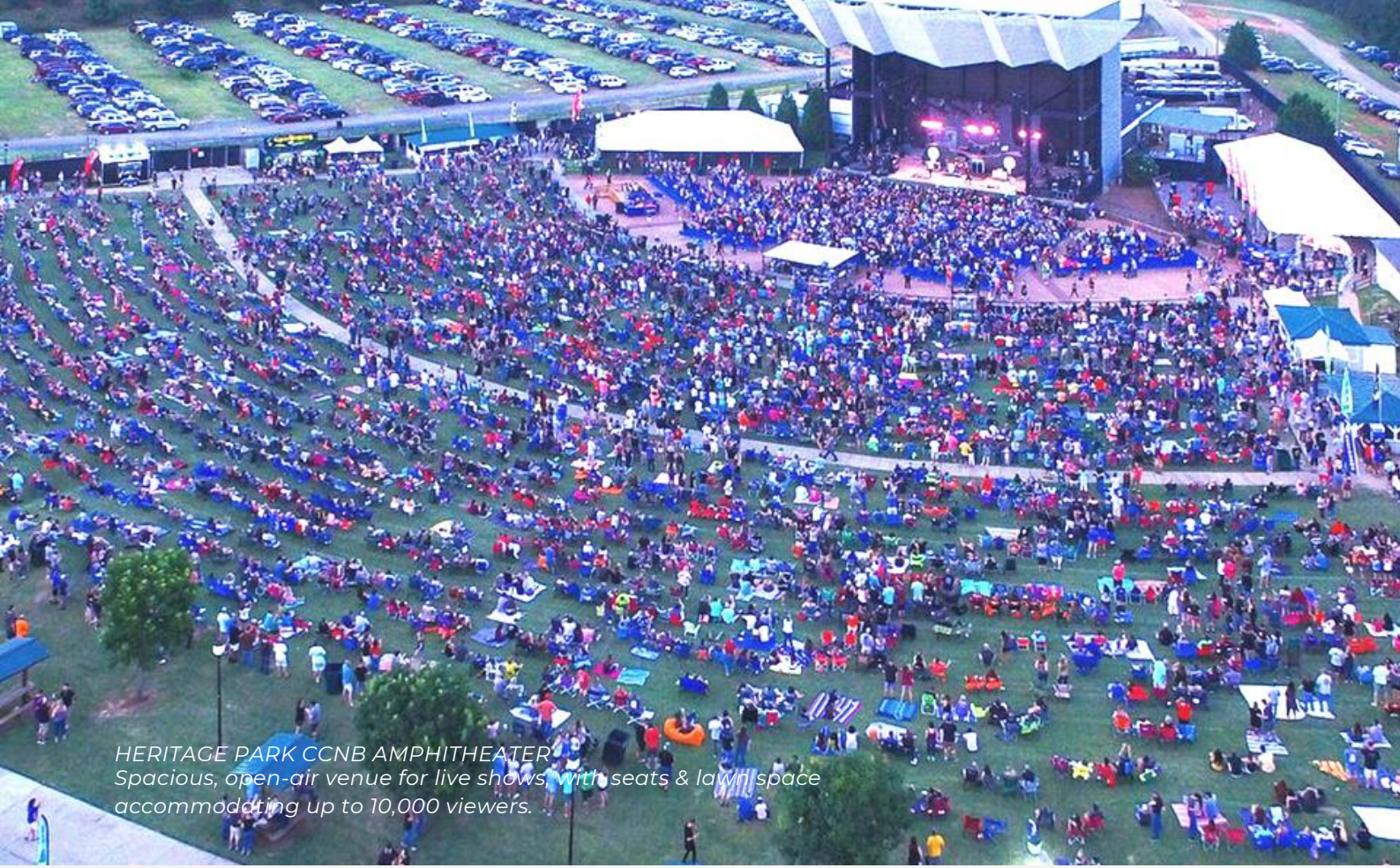
Simpsonville's shopping districts are home to a variety of specialty shops, fine clothing stores, flower shops, health food markets, decorating resource centers, and more. You can find merchants in every description.

## NIGHT LIFE

When the lights go out and the clock strikes midnight, downtown Simpsonville is still alive. There are venues in the downtown area that offer unique late-night experiences.



*FLUOR FIELD AT THE WEST END  
A 6,700-seat baseball-only stadium built as a new home of the  
Greenville Drive baseball team.*



*HERITAGE PARK CCNB AMPHITHEATER  
Spacious, open-air venue for live shows, with seats & lawn space  
accommodating up to 10,000 viewers.*

## ARTS & ENTERTAINMENT

Simpsonville's arts and entertainment scene features an endless supply of live performing arts, visual arts galleries, outdoor concerts and events, and minor league baseball - it lives up to its name as the entertainment center of the Upstate.

## MUSEUM

There is an abundance of great, museums, historic attractions, and educational institutions in Greenville County. Discover rich history and captivating, state-of-the-art exhibits at the Upcountry History Museum and Greenville County Museum of Art. Take the kids to have a fun day at the Children's Museum where they get a chance to imagine, discover and learn in dozens of hands-on exhibits and educational programs.

## GOLF

Simpsonville's humid subtropical climate offers excellent year-round weather for a beautiful round of golf anytime. There are plentiful of golf courses to choose from locally and around Greenville. You can start at Holly Tree Country Club or the Fox Run Country Club. It encompasses shimmering lakes and wide expanses of the green golf course that can be enjoyed from every corner of the property.

*Lake Placid*

## AMUSEMENT PARK

Simpsonville might not be a big city but it is not short of amusement parks where families can have a fun day. Simpsonville has Discovery Island. Near the city, there are Skyzone Trampoline Park, Frankie's Fun Park, and more.

SOUTH CAROLINA  
**SIMPSONVILLE**

# Friendly Communities

Simpsonville is bustling with real estate activity. It is filled with friendly neighborhoods with all kinds of housing from affordable single-family homes, golf course communities to new construction neighborhoods.





## RIVERWALK

It is one of Simpsonville's established communities and one of the most picturesque. River Walk subdivision enjoys a beautiful surrounding from its rolling hills, mature trees and great landscaping.

## FIVE FORKS PLANTATION

One of the most popular neighborhoods. This community features very nice amenities including sidewalks, walking trails, an Olympic swimming pool, lighted tennis courts, an athletic field, and a club house.

## NEELY FARM

Neely Farm is known for its beautiful topography of rolling hills, tall mature trees, park-like settings, and excellent amenities. Neely Farm is a large community in Simpsonville SC with approximately 628 homes divided in four different sections.

## COBBLESTONE

One of the upscale communities in Simpsonville that boasts European and English Country look. Amenities include a luxurious clubhouse, swimming pool with pool house, tennis court with lights and adjacent open shelter, and sidewalks.

## KILGORE FARMS

Kilgore Farms is an excellent family-oriented community. With an active social committee that schedules worthwhile activities for residents, there is always a reason to get together and enjoy the company of friends and neighbors.

## VERDMONT

A picturesque community that offers resort-style amenities that can rival those of high-end communities. Amenities include a sprawling central park with formal gardens and gazebo, pavilion, paved walking path, pocket parks, play area, resort-style pool, shaded arbor areas, and community fire pit.



## GILDER CREEK FARM

Gilder Creek Farm is one of the popular communities in Simpsonville. It is situated up against the beautiful 64 acres of green space along the Gilder Creek River. It is a family-friendly community with lots of activities for all.

## STONEHAVEN

One of the most desirable upscale communities in Simpsonville. Amenities in Stonehaven include swimming pool, club house, outside lighting, underground utilities, tennis courts and exercise facility.

## KINGSBRIDGE

A premier gated community in Simpsonville. Enjoy the community's excellent amenities including a luxurious clubhouse. Other amenities at Kingsbridge are tennis courts, a swimming pool, a fitness center, and 18+ acres of common grounds.

## CREEKWOOD

Find your ideal home in this newer community. Creekwood is located in an ideal location and offers plenty of fantastic amenities including cabana, walking trails, tot lot, sports court, sidewalks, swimming pools, underground utilities, and clubhouse.

## WINDSOR FOREST

Windsor Forest is a popular community divided into four sections namely: Windsor Forest, Windsor Forest Estates, The Trails at Windsor Forest, and The Village at Windsor Forest. It is a family-friendly community with fun activities and events that strengthen community ties

## COACHMAN PLANTATION

Coachman Plantation boasts a peaceful and quiet location, it's a newer community with a community pool, playground, some sidewalks, and common areas.



# SIMPSONVILLE HEALTH CARE SERVICES

Prisma Health  
[www.prismahealth.org](http://www.prismahealth.org)

Bon Secours St. Francis  
Health System  
[www.bonsecours.com](http://www.bonsecours.com)

Greenville's Shriners  
Hospitals for Children  
[www.shrinershospitalsforchildren.org/greenville](http://www.shrinershospitalsforchildren.org/greenville)

Greenville County offers some of the best medical care available for its residents. It is served by two major healthcare systems with campuses and facilities throughout the Upstate. Prisma Health, the largest not-for-profit health organization in South Carolina, and the Bon Secours St. Francis Health System.



*Prisma Health Patewood Hospital*

The Prisma Health System, which is also one of the largest employers in the region, comprised of eight hospital campuses and a number of outpatient facilities. Its flagstone facility – Greenville Memorial Hospital – is the state's largest acute care hospital with 746 beds. It contains Greenville's only 24-hour Level 1 trauma center and dedicated chest pain center, children's hospital and ER, pediatric ICU, and highest level neonatal ICU. The cardiac and women's services are also among the largest in the state.

The Bon Secours St. Francis Surgery Center is recognized as one of the best hospitals in the country by HealthGrades for heart surgery and overall orthopedic services.

Greenville is home to Shriners Hospitals for Children® - Greenville, a 50-bed pediatric orthopedic hospital and research and teaching center providing comprehensive medical, surgical and rehabilitative care to children with orthopedic conditions.



# RELOCATION INFORMATION



## **GAS UTILITY PROVIDER**

Piedmont Natural Gas  
(800) 752-7504

[www.piedmontng.com](http://www.piedmontng.com)

To turn on service, call their customer hotline and set up an appointment. Your electricity and water services must be active before your scheduled appointment date. If either of these services are not active when the technician arrives, it will result in delays establishing your natural gas service. Their scheduling calendar will provide the first available appointment date. To increase the likelihood that your desired date is available, please provide as much notice as possible.

## **WATER UTILITY SERVICE PROVIDER**

Greenville Water System  
(864) 241-6000

[www.greenvillewater.com](http://www.greenvillewater.com)

Turning water on for residential or commercial customers only takes a few minutes. Call customer service during office hours: 8 AM - 5 PM M - F

They will request the following information: The street address where water service is requested. The name(s) to appear on your account. Mailing address. Social Security Number(s) of the person(s) applying for service. Place(s) of employment. Primary contact telephone numbers. Date service is to begin. Whether you are buying or renting the property (if you are renting, they will need to know the name of the owner or property manager and their telephone number).



## **PHONE & INTERNET PROVIDERS**

AT&T (864) 288-9811

[www.att.com](http://www.att.com)

Charter Communications

(855) 366-7132 [www.spectrum.com](http://www.spectrum.com)

Windstream Communications

(866) 447-0089

[www.windstream.com](http://www.windstream.com)

Verizon (864) 254-9399

[www.verizonwireless.com](http://www.verizonwireless.com)

# RELOCATION INFORMATION



## OBTAINING A SOUTH CAROLINA DRIVER'S LICENSE

You have 90 days to obtain your license. If your out-of-state license is valid/unexpired you do not have to pass the knowledge test or road test. For more information, please call (864) 241-1147 or visit [scdmvonline.com](http://scdmvonline.com)

## MOTOR VEHICLE REGISTRATION

You have 45 days to transfer your vehicle title and registration. You may apply by mail or in person.



## POSTAL SERVICE

U.S. Post Office (803) 926-6354  
[www.usps.com](http://www.usps.com)  
Main Branch located at 600 W. Washington Street, Greenville, SC 29601  
Other locations may be found by calling (800) 275-8777.

## ELECTRICITY PROVIDERS

Duke Energy Company (800) 777-9898  
[www.duke-energy.com](http://www.duke-energy.com)  
Blue Ridge Electric Co-op (800) 240-3400  
[www.blueridge.coop](http://www.blueridge.coop)  
Laurens Electric Co-op (800) 942-3141  
[www.laurenselectric.com](http://www.laurenselectric.com)



# RESOURCES

## GREENVILLE PUBLIC SCHOOLS, COLLEGES, & UNIVERSITIES

Greenville SC County Schools - [greenville.k12.sc.us](http://greenville.k12.sc.us)  
Bob Jones University - [bju.edu](http://bju.edu)  
Clemson University - [clemson.edu](http://clemson.edu)  
Furman University - [furman.edu](http://furman.edu)  
Greenville Technical College - [gvltec.edu](http://gvltec.edu)



## GREENVILLE TRANSPORTATION

Greenlink (864) 467-5000 | [trackgreenlink.com](http://trackgreenlink.com)  
Greyhound (864) 235-4741 | [greyhound.com](http://greyhound.com)  
Amtrak (800) 872-7245 | [amtrak.com](http://amtrak.com)  
Greenville-Spartanburg International Airport (864) 877-7426 | [gspairport.com](http://gspairport.com)

## HEALTHCARE

Prisma Health - [prismahealth.org](http://prismahealth.org)  
Bon Secours St. Francis Health System - [bonsecours.com](http://bonsecours.com)  
Shriners Hospitals for Children-Greenville - [shrinerschildrens.org](http://shrinerschildrens.org)



# RESOURCES

## LEGAL WEBSITES

IRS - [irs.gov](https://www.irs.gov)  
SC Department of Revenue - [dor.sc.gov](https://dor.sc.gov)  
Tax Court - [ustaxcourt.gov](https://ustaxcourt.gov)  
District Court - [scd.uscourts.gov](https://scd.uscourts.gov)  
Secretary of State - [sos.sc.gov](https://sos.sc.gov)  
Bankruptcy Court - [scb.uscourts.gov](https://scb.uscourts.gov)  
Social Services - [dss.sc.gov](https://dss.sc.gov)  
Attorney General - [scag.gov](https://scag.gov)  
SC Judicial Department - [sc.gov](https://sc.gov)



## JURISDICTIONS IN GREENVILLE COUNTY

City of Greenville - [greenvillesc.gov](https://greenvillesc.gov)  
City of Greer - [cityofgreer.org](https://cityofgreer.org)  
City of Mauldin - [cityofmauldin.org](https://cityofmauldin.org)  
City of Simpsonville - [simpsonville.com](https://simpsonville.com)  
City of Travelers Rest - [travelersrestsc.com](https://travelersrestsc.com)  
City of Fountain Inn - [fountaininn.org](https://fountaininn.org)

## BANKING & FINANCING

CPM Federal Credit Union Simpsonville- [cpmfed.com](https://cpmfed.com)  
TD Bank - [tdbank.com](https://tdbank.com)  
Wells Fargo - [wellsfargo.com](https://wellsfargo.com)  
United Community Bank - [ucbi.com](https://ucbi.com)  
Bank of America - [bankofamerica.com](https://bankofamerica.com)  
First Citizens Bank- [firstcitizens.com](https://firstcitizens.com)





# RESOURCES

## MAJOR EMPLOYERS

Prisma Health - [prismahealth.org](http://prismahealth.org)  
School District of Greenville - [greenville.k12.sc.us](http://greenville.k12.sc.us)  
Bon Secours St Francis Health System - [bonsecours.com](http://bonsecours.com)  
Michelin North America Inc. - [michelinman.com](http://michelinman.com)  
GE Power & Water - [ge.com](http://ge.com)  
SC State Government - [sc.gov](http://sc.gov)  
Fluor Corporation - [fluor.com](http://fluor.com)  
Bi-Lo Supermarkets - [bi-lo.com](http://bi-lo.com)



## LOCAL NEWSPAPER

Greenville Journal - [greenvillejournal.com](http://greenvillejournal.com)  
Greenville News - [greenvilleonline.com](http://greenvilleonline.com)  
The Simpsonville Sentinel - [simpsonville-sentinel.com](http://simpsonville-sentinel.com)  
The Journal Online - [thejournalonline.com](http://thejournalonline.com)



## FARMERS MARKET

TD Saturday Market - Main St, Greenville every Sat 8:30 - 12:30 pm, May-Oct  
Travelers Rest Farmer's Market - Trailblazer Park, Travelers Rest every Sat, May-Sept  
Simpsonville Farmer's Market - City Park, May-Oct  
Greenville State Farmers Market - 1354 Rutherford Rd, Greenville, Mon-Sat 8am-6pm  
Fountain Inn Farmer's Market - 110 Depot St, Fountain Inn. Sat. Jun-Sept  
Greer Farmers Market - 301 E Poinsett St, Thursdays 4-7 pm, Apr-Oct



# RESOURCES



## ARTS & ENTERTAINMENT

Glow Lyric Theatre - [glowlyric.com](http://glowlyric.com)

Centre Stage - [centrestage.org](http://centrestage.org)

Greenville Little Theatre - [greenvillelittletheatre.org](http://greenvillelittletheatre.org)

Greenville Shakespeare Co. - [summershakespeare.org](http://summershakespeare.org)

Logos Theatre - [thelogostheatre.com](http://thelogostheatre.com)

South Carolina Children's Theatre - [scchildrenstheatre.org](http://scchildrenstheatre.org)

Warehouse Theatre - [warehousetheatre.com](http://warehousetheatre.com)

The Peace Center - [peacecenter.org](http://peacecenter.org)

Bon Secours Wellness Arena - [bonsecoursarena.com](http://bonsecoursarena.com)

The Comedy Zone - [greenvillecomedyzone.com](http://greenvillecomedyzone.com)

Fluor Field - [milb.com](http://milb.com)

Regal Cinemas Hollywood 20 - [regmovies.com](http://regmovies.com)

## PARKS & RECREATION

[Falls Park](#)

[Heritage Park](#)

[CCNB Amphitheater](#)

[Swamp Rabbit Trail](#) [Greenville Sports League](#)

[Lake Conestee Nature Park](#)

[Paris Mountain State Park](#)

[Runway Park at GMU](#)

[Greenville Zoo](#)

[Shoeless Joe Jackson Museum](#)

[Upcountry History Museum](#)

[Children's Museum](#)

[Otter Creek Waterpark](#)

[Discovery Island Waterpark](#)

[7th Inning Splash Waterpark](#)





# BUYER'S TIPS



## *Moving to Simpsonville*

Here are some tips to help you during the process of home buying and relocating to your new home

01.

## Research your options

If you already have found a job then you probably want to use the location of your future employer to decide where to live. If you plan on finding a job when you arrive then you will at least want to research places to see what area you are most likely to find employment with your qualifications. Other things to consider when finding a neighborhood is your current financial situation and estimate how much you can afford in a home.

You should also ask yourself: What is your time frame of moving? Why are you buying a home? Are you ready? Answering these questions will help you define your goals and will make your research easier. Once you have a definite idea of what kind of home you are looking for and the price range of the home you can afford, then you're ready to move forward. You can start searching your housing and also finding out what financing options are available for you.

02.

## Hire a buyer's agent

Buying a home in an unfamiliar area carries risks and it can be overwhelming that's why it's important to work with a real estate agent. You don't want to make a mistake buying a home in the wrong

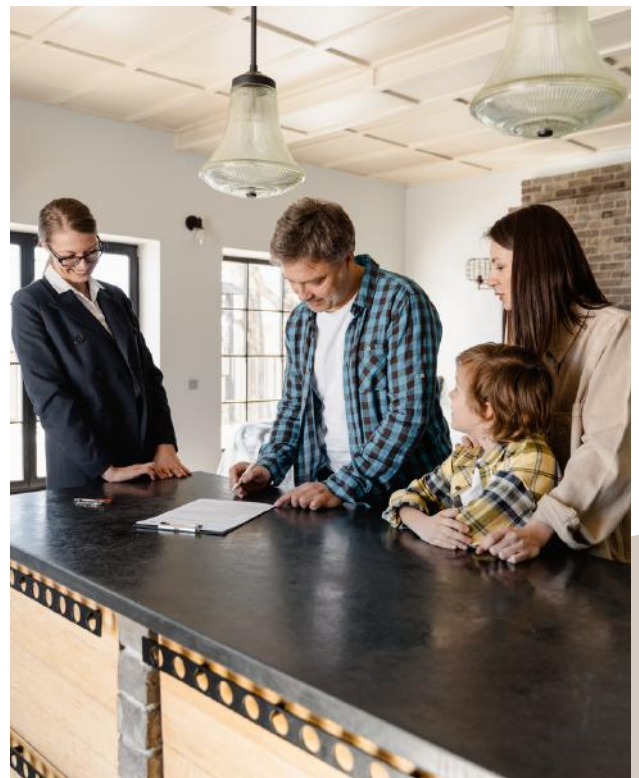
neighborhood.

Find a buyer's agent who can represent you in the home buying process and someone who has experience working with relocating buyers.

03.

## Financing

It is important that you already know how much money you can spend on a home. If you can attach a pre-qualification letter with your offer to purchase a property, a seller will take your offer more seriously because it means that a lender has determined that you are a suitable candidate for a mortgage.



## 04.

### Finding the right home

When searching for your home, having a list of all the things you want and need in your home is important. Note the must-haves, the deal-breakers, and your wish-list to help you target your search. This will save you a lot of time especially if you have a limited time to visit and check the area.

There are a lot of real estate websites where you can view many homes and their details, see video tours, and access neighborhood information. One great example of this is [GreaterGreenvilleAreaHomes.com](http://GreaterGreenvilleAreaHomes.com). Once you have found homes that meet your real estate needs, you can arrange with your buyer agent to view them in person.



05.

## Making the offer and negotiating with the seller

Once you've found the home you'd like to buy, it's time to make an offer. An offer should specify price and all other terms and conditions of the purchase. Review every clause to make sure that they express your desired offer. Your buyer's agent can answer any questions you may have.

Negotiating is usually the most complex aspect of the home buying process. That's why it's important to have an experienced and knowledgeable buyer's agent who has successfully worked with relocating buyers.



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***It's important to have an experience buyer's agent who has successfully worked with relocating buyers.***

06.

## Secure Financing

Once your offer has been approved and both sides have signed a purchase contract, it is time to begin the process of securing your mortgage. You will need to meet with your lender within the time frame noted on your purchase contract to formally apply for your loan. Your loan approval will be based on the information you provided to your lender during your initial application, so you should try to keep your financial life as stable as possible during the process — any changes to that information could very easily affect your loan approval.

07.

## Closing

This is the last step in buying and financing a home. You can check with your buyer's agent about the details of your closing. He or she will be able to keep track of the transaction and communicate with your lender or title company to make sure everything is moving along in a timely manner.

The final walk-through is typically scheduled within the week leading up to the closing date. Your final walk-through is to ensure that any repairs have been completed if stated in your contract and that the home is ready to move into.



07.

## Moving

Moving out from your previous home also needs planning. As soon as you know a moving date, get price estimates and a list of services. Weeks before your moving date, you can start packing if you're doing the work yourself. If movers will do the packing, ask the moving company for advice on the best ways to prepare.

Reconfirm your agent if your closing is still on track, once determined, confirm moving and delivery dates with your movers. On moving day, supervise movers as they load and unload at delivery to make sure boxes and other items go to the right rooms at your new home.



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NEW HOME**

If you are planning to move to Simpsonville, SC don't hesitate to contact us, we have years of experience working with relocating buyers and would welcome the opportunity to help you find your new home in Simpsonville.

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