

# GREENVILLE

## RELOCATION GUIDE

A Great Place To Retire And Raise A Family

**Livian**® *Estates*

**kw** GREENVILLE  
UPSTATE SC  
KELLER WILLIAMS



# WELCOME

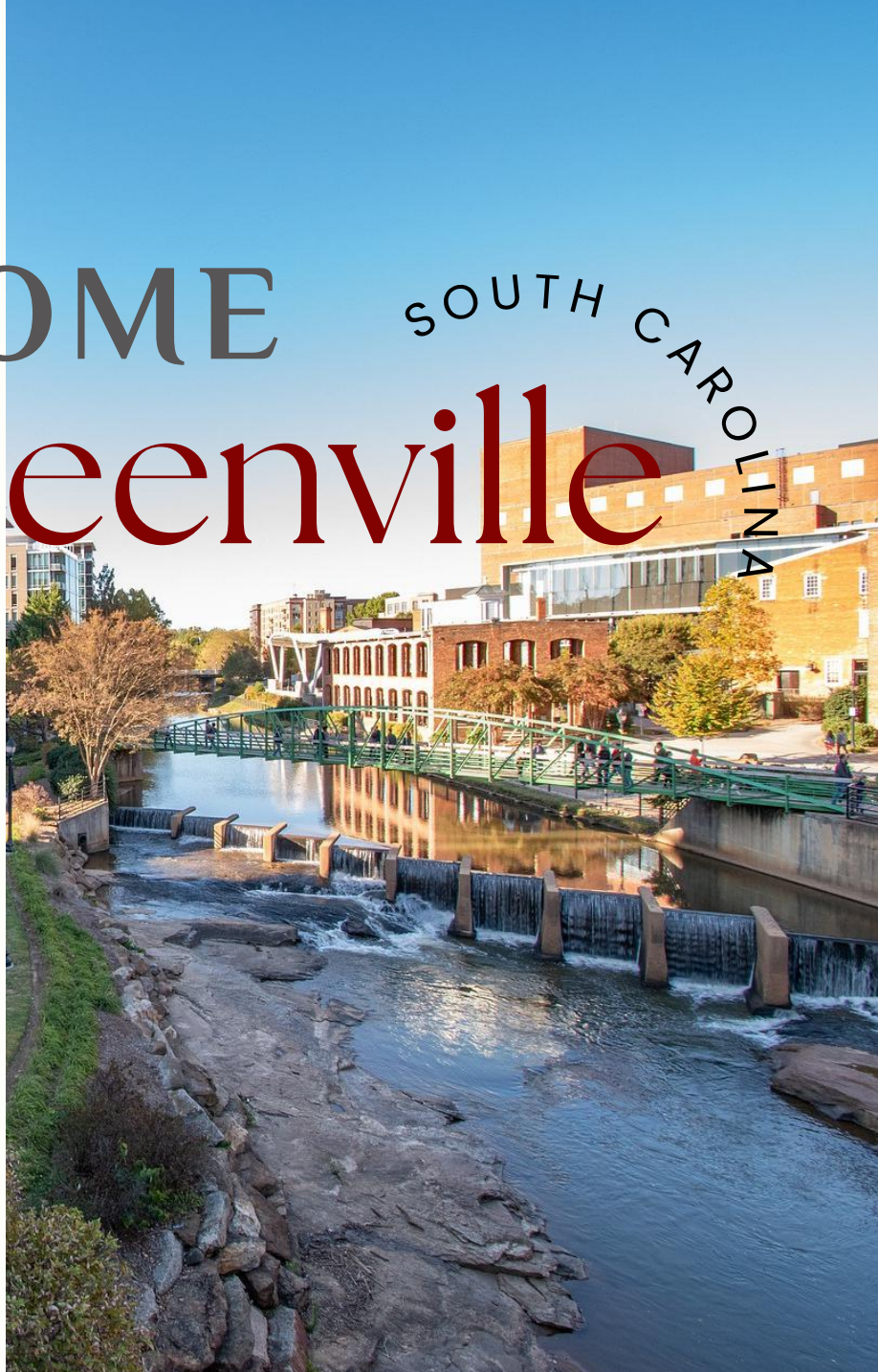
SOUTH CAROLINA

# to Greenville

Top 10 Fastest Growing  
Cities in the U.S.  
-CNN Money

3rd Strongest Job Market  
- Bloomberg

13th Best City for Young  
Professionals  
-Forbes



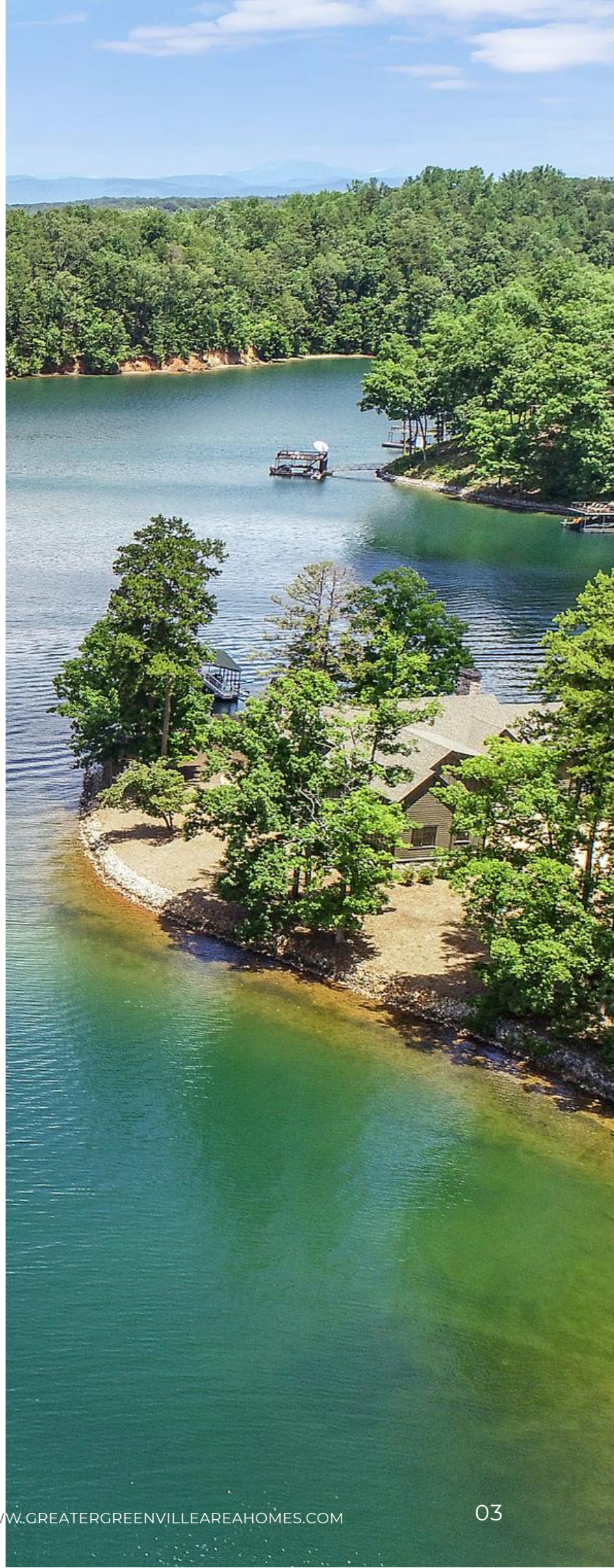
Greenville, SC is named as one of the 10 Fastest Growing Cities in the US and is consistently ranked among the country's top cities to do business and one of the best places to live. Once a booming textile town, Greenville is now home to numerous Fortune 500 companies.



# Table of **CONTENTS**

.....

- 04** ABOUT US
- 05** WHY CONSIDER LIVING IN GREENVILLE, SC?
- 08** A GREAT PLACE TO RAISE YOUR FAMILY
- 13** A GREAT PLACE TO RETIRE
- 15** NEXT DINING HOT CITY OF THE SOUTH
- 17** SHOPPING DESTINATION
- 19** ACTIVE OUTDOOR LIFE
- 21** RECREATIONAL FUN THINGS TO DO
- 24** FRIENDLY COMMUNITIES
- 27** GREENVILLE HEALTH CARE SERVICES
- 29** RELOCATION INFORMATION
- 31** RESOURCES
- 35** BUYER'S TIPS





# 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 Team 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 Team 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 Greenville.





# Why Consider Living in Greenville, SC?

In the unending search and debate over the best places to live, it's hard to overlook Greenville, SC — not just because it keeps ranking in the lists of top places by different media and organizations, but there's something about this vibrant city that pulls you in. Many people agree too and for a whole lot of reasons.

Greenville's charm consistently satisfies the desires of many people looking for a great place to live, work, and enjoy life. Downtown Greenville alone has more than enough going on year-round for everyone.

Greenville is a hub for outdoor recreation. Boasting many parks and greenways, it offers diverse outdoor opportunities such as hiking, biking,







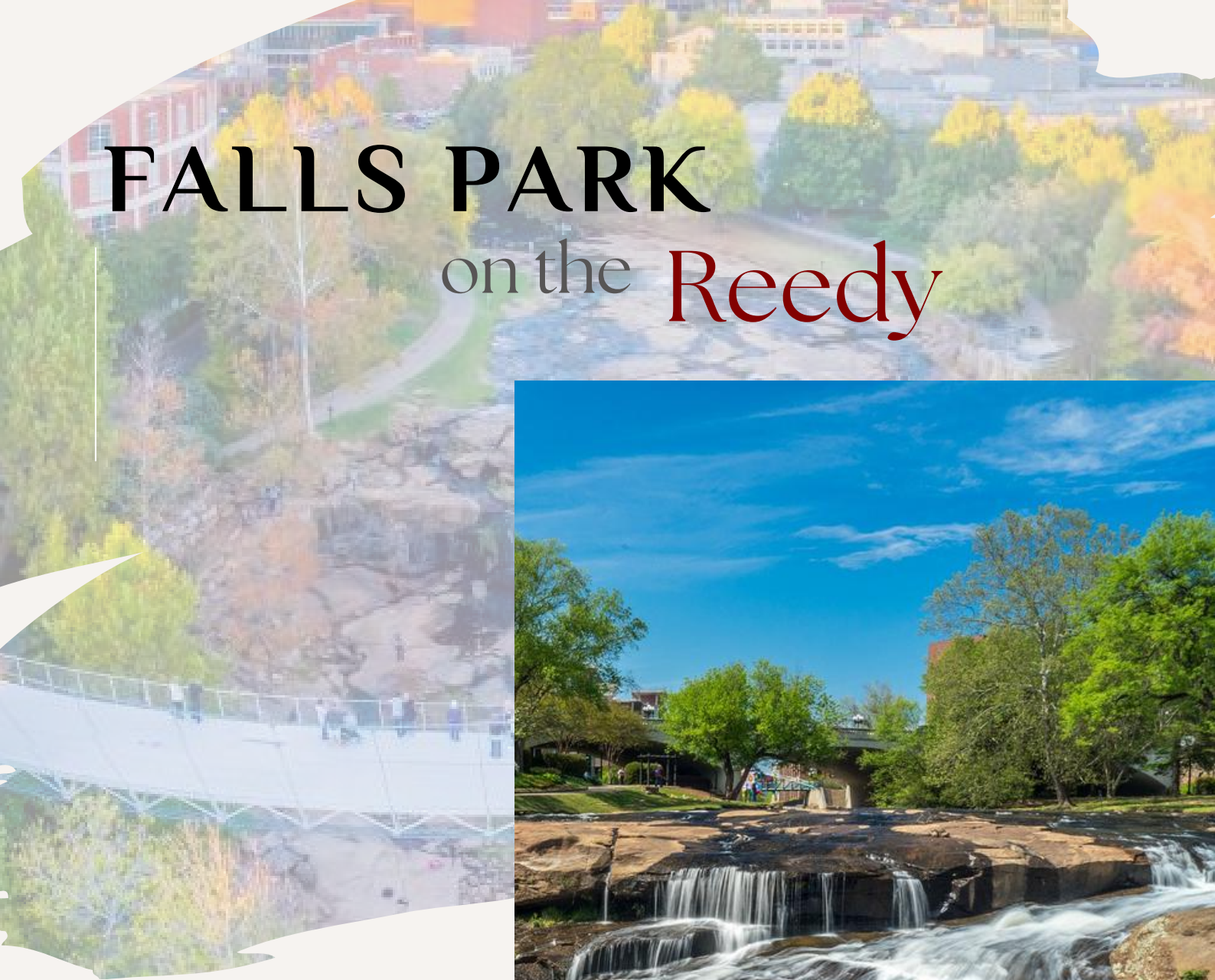
golf, boating, and spectator sports. Not only that, the city has a lot of events happening each year offering local and non-local the taste of Greenville's distinct entertainment.

The growing number of dining options has also made this city a food hub. There are a lot of restaurants you can find in the town as well as shopping centers. The low cost of living also contributes to Greenville'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.



# FALLS PARK

on the *Reedy*



The park is one of Greenville's greatest treasures. It is like an oasis within the city. There is a 105 meter-long pedestrian suspension bridge offering a stunning views of Falls Parks with its trails, beautiful pieces of public art, and lovely landscaping. You'll forget you're in the middle of the city! This park is not to be missed when visiting Greenville.







# YOUR GUIDE TO Greenville

Greenville is located east of the Blue Ridge Mountains in the Upstate, SC, a lush, rolling midpoint between Atlanta, Georgia, and Charlotte, North Carolina. It is located





approximately 103 miles southwest of Charlotte, about 2 hours and 15 minute drive and 145 miles northeast of Atlanta, about 2 hours and 30 minute drive. It lies along Interstate 85, and its metropolitan area also includes Interstates 185 and 385.





SOUTH CAROLINA  
**GREENVILLE**

# A GREAT PLACE TO RAISE YOUR FAMILY

Greenville is an ideal location to raise a family. According to the recent survey by MarketWatch.com, Greenville is one of the "4 Best Places to Raise a Family."



It credits Greenville's revitalization as the main reason why so many people want to move to the area. Greenville has a small-town feel with many amenities that are distinctive to a large city.

There are many recreational opportunities from children's museum, planetarium, zoo, free outdoor concerts downtown, festivals to large parks and recreation department, there is always something fun happening in Greenville.





# GREENVILLE 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*

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.





There are 11 Magnet Academies in the district offering unique educational choices to the students of Greenville County. They offer a wide range of programs to meet every student's needs. The International Baccalaureate (IB) program in Greenville emphasizes foreign language fluency and fully developing the student. It has expanded to include schools across Greenville County and has an internationally recognized college preparatory curriculum. The Greenville County School District also has one of only five elementary schools in the country that provides a school-wide engineering curriculum.



Roper Mountain Science Center provides year-round formal academic and enrichment lessons for students in science, health, and social studies. The Charles Townes Gifted Center provides gifted and talented students with a highly challenging, full-time instructional programs. The Fine Arts Center allows artistically talented students in grades 9-12 to stretch the boundaries of their creativity during studio classes in art, creative writing, dance, drama, film/video, and music. The Bilingual French School, the Japanese, the German Saturday Schools, and a Chinese School are specialized learning opportunities catering to international students.



SOUTH CAROLINA

# GREENVILLE

## A GREAT PLACE TO RETIRE



Greenville has long been 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 Greenville, for example, the cost of living was 90.3, 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 many wonderful retirement communities in Greenville. One of the many independent living retirement communities is Rolling Green Village.

It provides many amenities that retirees need including tailored housekeeping services, complimentary local transportation, wellness and fitness center, and community activities.

Another beautiful independent living community in Greenville is Swansgate.

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

Greenville was cited by AARP, an organization for people age 50+, as one of the best places to retire.

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







SOUTH CAROLINA

GREENVILLE

# Next Dining Hot City of the South

Greenville's diverse dining choices will not fail to appease every taste and budget. Downtown area alone offers more than 90 restaurants and many more in the suburbs. 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!



## **Sully's Steamers**

6 E Washington St., Greenville, SC 29601  
(864) 509-6061



## **ASADA**

903 Wade Hampton Blvd, Greenville, SC 29609 (864) 770-3450



## **Rick Erwin's West End Grille**

648 South Main Street Greenville, SC, 29601 (864) 232-8999



## **Stella's Southern Bistro**

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



## **Tupelo Honey Café**

1 N Main St., Greenville, SC 29601  
(864) 451-6200



## **Trappe Door**

23 W Washington St., Greenville, SC 29601  
(864) 451-7490





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# Shopping Destination

Greenville'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!



## Haywood Road

Find merchants of every description, including nationally-known furniture, jewelry and home improvement stores, as well as clothing outlets and a host of specialty retailers.



## Magnolia Park

One of Greenville's largest and most popular retail, dining and entertainment destinations.



## Augusta Road

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



## Downtown Greenville

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



## The Shops at Greenridge

A number of local and chain retailers can be found here including Talbot's, Ann Taylor, Chico's, and other womens' boutiques, as well as restaurants.



## TD Saturday Farmers Market

Every year, on Saturday mornings from May until October, two blocks of downtown Greenville's Main Street are transformed into a bustling farmers' market.



# 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  
**GREENVILLE** Recreational  
Fun Things To Do



## FESTIVALS

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

## SPECTATOR SPORTS

There are lots to offer for sports fans looking for excitement in the Greenville 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

Greenville'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 of every description.

## NIGHT LIFE

When the lights go out and the clock strikes at midnight, downtown Greenville is still alive. The nightlife in Greenville is outstanding. There are many venues throughout downtown 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.*





*PEACE CENTER, THE TD STAGE, AND THE WYCHE PAVILLION  
These venues host over 300 events each year, including classical  
music, Broadway shows, and appearances by popular artists*

## ARTS & ENTERTAINMENT

Greenville'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. 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

Greenville'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. You can start at South Carolina's most historic country clubs - Greenville 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

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



SOUTH CAROLINA  
**GREENVILLE**

# Friendly Communities

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





## **EASTSIDE**

Eastside is one of the most popular areas in Greenville. It is conveniently located near I-85 and I-385 and has easy access to malls, shops, and many restaurants in downtown Greenville.

## **NORTH MAIN**

North Main is also one of the sought after neighborhoods in Greenville. Convenience, charm, history, and urban appeal have created high demand for this area.

## **MONTEBELLO**

One of Greenville's upscale neighborhoods just minutes from downtown Greenville. The community has influences of European architectural design showcased in its various phases

## **OVERBROOK**

Overbrook is one of Greenville's historic neighborhoods located 1.5 miles east of downtown Greenville. It is one of the popular neighborhoods in Greenville because of its proximity to the downtown area.

## **AUGUSTA ROAD**

Augusta Road is one of Greenville's established neighborhoods comprised of historic homes and new and renovated homes. This neighborhood enjoys the convenience of living close to the heart of Augusta shopping district

## **BOTANY WOODS**

Botany Woods is one of Greenville's established neighborhoods known for its large lots, tall oak trees, well-maintained lawns, family-friendly community, and peaceful and quiet atmosphere.





## **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.

## **THORNBLADE**

Thornblade is an upscale community in Greenville made up of multiple sections – some gated and non-gated areas. The community is located on a private golf course, you can find homes that back onto the scenic golf course.

## **NEELY FARM**

Neely Farm is known for its beautiful topography of rolling hills, tall mature trees, park-like setting, great neighborhood, and excellent amenities. Neely Farm is a large community in Simpsonville, SC.

## **RIVER WALK**

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

## **PEBBLE CREEK**

Pebble Creek is considered one of the biggest and most established neighborhoods in Taylors. Nestled around the beautiful Pebble Creek golf course, some real estate properties provide a panoramic view of lush sceneries.

## **PLANTERS ROW**

Planters Row is an established community in Mauldin, SC, and is 10 miles from downtown Greenville. Excellent location is one of the attractions of this neighborhood since it has easy access to the best schools, jobs, and shopping.





# GREENVILLE 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 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 also 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 - [gvitec.edu](http://gvitec.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)





## GREENVILLE 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

Greenville Federal Credit Union - [greenvillefcu.com](https://greenvillefcu.com)  
TD Bank - [tdbank.com](https://tdbank.com)  
Wells Fargo - [wellsfargo.com](https://wellsfargo.com)  
South State Bank - [southstatebank.com](https://southstatebank.com)  
First Palmetto Bank - [firstpalmetto.com](https://firstpalmetto.com)  
Southern First - [southernfirst.com](https://southernfirst.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 Times Examiner - [timesexaminer.com](http://timesexaminer.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](#)

[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 Greenville

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

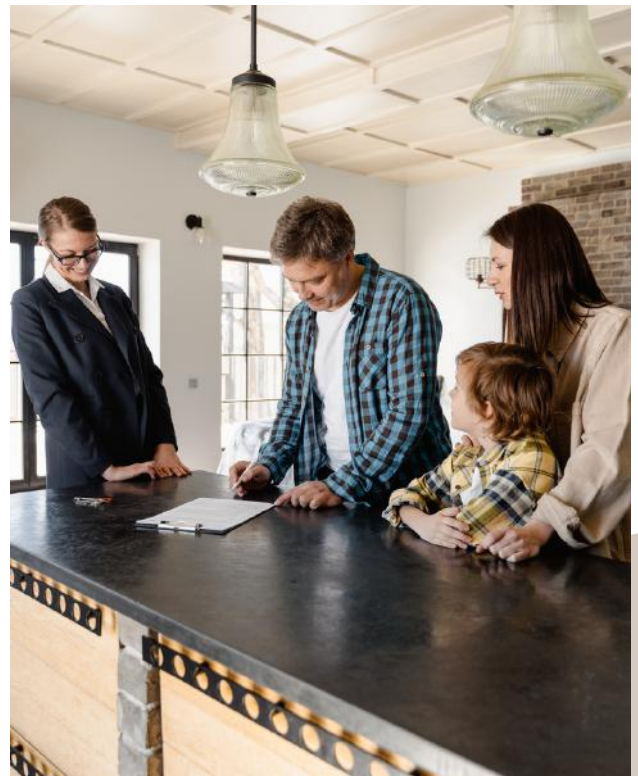
neighborhood.

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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