

## Cross Property Client Full w/photos

**944 Pecan Tree Lane, Fort Mill, SC 29715-7011**

MLS#: <b>3818442</b>	Category: <b>Single Family</b>	Parcel ID: <b>020-11-02-007</b>	List Price: <b>\$425,000</b>
Status: <b>Closed</b>	Tax Location: <b>Fort Mill</b>	County: <b>York</b>	Closed Price: <b>\$447,000</b>
Subdivision: <b>Oakland Pointe</b>	Tax Value: <b>\$269,382</b>	Zoning: <b>Res</b>	
Subdivision: <b>Oakland Pointe</b>	Zoning Desc: <b></b>	Deed Ref: <b>17724-368</b>	
Legal Desc: <b>LT 47 / OAKLAND POINTE P1 M1</b>	Approx Lot Dim: <b>67 X 78 X 96 X 100</b>	Lot/Unit #: <b></b>	
Approx Acres: <b>0.16</b>		Elevation: <b></b>	
Lot Desc: <b>Cul-de-sac Lot, Paved Frontage, Private, Trees</b>			



General Information

Type: **2 Story**  
 Style: **Traditional**  
 Construction Type: **Site Built**

School Information

Elem: **Fort Mill**  
 Middle: **Fort Mill**  
 High: **Catawba Ridge**

HLA

Main: **1,038**  
 Upper: **1,151**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **2,189**  
 Total Primary HLA: **2,189**

Non-HLA Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **0**

Bldg Information

Beds: **3**  
 Baths: **2/1**  
 Year Built: **2019**  
 New Const: **No**  
 Prop Compl Date:   
 Construct Status:   
 Builder:   
 Model:   
 Garage Sqft: **434**

Additional Sqft: **0**

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Recent: **02/24/2022 : Sold : UCNS->CLOSD**

Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>0</b>	<b>0/1</b>	<b>Bathroom(s), Breakfast, Dining Room, Foyer, Great Room, Kitchen, Pantry</b>
<b>Upper</b>	<b>3</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Laundry, Primary Bedroom</b>

Features

Parking: <b>Attached Garage, Driveway, Garage - 2 Car</b>	Main Level Garage: <b>Yes</b>
Driveway: <b>Concrete</b>	Doors/Windows: <b>g-Insulated Windows</b>
Laundry: <b>Upper, Laundry Room</b>	Fixtures Exceptions: <b>No</b>
Foundation: <b>Slab</b>	
Fireplaces: <b>Yes, Gas Logs, Great Room</b>	
Floors: <b>Carpet, Prefinished Wood, Tile</b>	
Equip: <b>Cable Prewire, Dishwasher, Disposal, Exhaust Fan, Gas Oven, Ice Maker Connection, Microwave, Self Cleaning Oven</b>	
Interior Feat: <b>Breakfast Bar, Cable Available, Open Floorplan, Tray Ceiling, Walk-In Closet(s), Walk-In Pantry, Window Treatments</b>	
Exterior Feat: <b>Fenced Yard</b>	
Exterior Covering: <b>Brick Partial, Fiber Cement</b>	
Porch: <b>Patio</b>	Roof: <b>Architectural Shingle</b>
Street: <b>Paved</b>	

Utilities

Sewer: <b>City Sewer</b>	Water: <b>City Water</b>	Wtr Htr: <b>Gas</b>
HVAC: <b>Central Air, Gas Floor Furnace</b>		

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs: <b></b>	HOA Subj Dues: <b>Mandatory</b>
HOA Management: <b>Association Mgmt Group</b>	HOA Phone: <b>704-897-8780</b>	Assoc Fee: <b>\$155/Quarterly</b>
HOA Email: <b>danielle.rudsill@amgworl</b>	HOA 2 Email: <b></b>	
Proposed Spcl Assess: <b></b>	Confirm Spcl Assess: <b>No</b>	

Remarks

Public Remarks: **Why wait for a new build? This beauty is as good as new, but even better! Owners have added beautiful iron fencing in back yard, extended their patio, updated lighting fixtures with trending fixtures, replaced pedastal sink in downstairs bath with a cabinet and new light fixtures. Updated in the nursery and the master bedroom to the walls are pinterest worthy with so much color and charm! You will want to call this place home the minute you walk through! Built in outdoor grill is a great feature with the paved patio. Back yard is peaceful and in the summer is completely private with a full canopy of leaves on the many hardwood trees. Home backs to a small private home on a very large wooded lot. The cul de sac location is such a huge plus and a great place to gather with neighbors after work. If you want minimal traffic and a great private lot in addition to a model perfect home, this is it. Showings start Saturday!**

Listing Information

DOM: <b>2</b>	CDOM: <b>2</b>	Closed Dt: <b>02/24/22</b>	Slr Contr: <b>\$0</b>
UC Dt: <b>01/09/22</b>	DDP-End Date: <b></b>	Close Price: <b>\$447,000</b>	LTC: <b>48</b>







Prepared By: Linda Hoverman ONeal

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