

Cross Property Client Full

140 Sethwood Drive #9, Rock Hill SC 29732

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| MLS#: 3447572 | Category: Single Family | Parcel ID: 549-00-00-061 | List Price: \$245,000 |
| Status: Closed | Tax Location: York | County: York | Closed Price: \$245,000 |
| Subdivision: The Creeks Edge | Tax Value: \$145,750 | Zoning: RC-I | |
| Zoning Desc: LT 9 CREEKS EDGE PHASE 1 | Approx Lot Dim: 65x126x65x126 | Deed Ref: 549-00-00-061 | |
| Legal Desc: LT 9 CREEKS EDGE PHASE 1 | | Lot/Unit #: 9 | |
| Approx Acres: 0.19 | | Elevation: | |
| Lot Desc: | | | |



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| <u>General Information</u> | | <u>School Information</u> | |
| Type: | 2 Story | Elem: | Mount Gallant |
| Style: | | Middle: | Dutchman Creek |
| Construction Type: | Site Built | High: | Northwestern |
| <u>HLA</u> | | <u>Bldg Information</u> | |
| Main: | 1,456 | Unheated Sqft: | 447 |
| Upper: | 1,497 | Bed: | 4 |
| Third: | 0 | Baths: | 2/1 |
| Lower: | 0 | Year Built: | 2005 |
| Bsmnt: | 0 | New Const: | No |
| Above Grade: | 2,953 | Construct Status: | Complete |
| Total: | 2,953 | Builder: | Crestwood Homes |
| | | Model: | |
| Additional Sqft: | 0 | Garage Sqft: | |
| <u>Additional Information</u> | | | |
| Prop Fin: | Cash, Conventional, FHA, USDA, VA | | |
| Assumable: | No | | |
| Ownership: | Seller owned for at least one year | | |
| Special Conditions: | None | | |
| Road Responsibility: | Publicly Maintained Road | | |
| <u>Room Information</u> | | | |

| Room Level | Beds | Baths | Room Type |
|--------------|----------|------------|--|
| Main | 0 | 0/1 | Bathroom(s), Den, Dining Area, Dining Room, Entry Hall, Family Room, Kitchen, Living Room |
| Upper | 4 | 2/0 | Bathroom(s), Bedroom(s), Laundry |

2nd Living Quarters HLA: **0** 2nd LQ Unheated SqFt: **0**

Features

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|--|----------------------------------|
| Green Cert: None | Green HERS Score: |
| Parking: Attached Garage, Garage - 2 Car, Parking Space - 2 | Main Level Garage: Yes |
| Driveway: Concrete | Doors/Windows: |
| Laundry: Upper | Fixtures Exceptions: No |
| Foundation: Slab | |
| Fireplaces: Yes, Family Room | |
| Equip: Cable Prewire, Ceiling Fan(s), CO Detector | |
| Exterior Const: Stone, Vinyl | Roof: Composition Shingle |
| Porch: | |
| Street: Paved | |

Utilities

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|---------------------------------------|--------------------------|
| Sewer: City Sewer | Water: City Water |
| HVAC: Central Air, Gas Hot Air | Wtr Htr: Gas |

Association Information

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| Subject To HOA: Required | Subj to CCRs: Yes | HOA Subj Dues: Mandatory |
| HOA Management: Community Association Management | HOA Phone: (704) 565-5009 | Assoc Fee: \$255/Annually |
| HOA Email: csr@CommunityAssociationManagement.com | HOA 2 Email: | |
| Proposed Spcl Assess: No | Confirm Spcl Assess: No, n/a | |

Remarks

Public Remarks: **This Home Boast an Amazing Open Floor Concept Which Backs up to a Fenced Property Line that's a Must See! 4 BR / 2.5 BA Spacious Home with Large Vaulted Ceilings in Rooms. It Features an Open Floor Plan, 9' Ceilings, Very Well Maintained. Plenty of Storage Space, and So Much More! Fenced Yard for Pets. Upgrades Include: \$450 Home Warranty, Walk in Attic, Chandelier in Dining Room Not Staying/ Terminex Transferable Pest Treatment \$20/mth. Only Minutes from Lake Wylie Access and other Shopping/Dining Options.**

Directions: **HWY 77 S, to HWY 161 Celene Rd., to Hands Mill HWY/HWY 274, Take SC-274 to Creeks Edge Dr, Take Tributary Dr and Cool Creek Dr to Winding Branch Rd**

Listing Information

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|------------------------|-----------------|-------------------------------|---------------------------|
| DOM: 39 | CDOM: 39 | Closed Dt: 01/18/19 | Slr Contr: \$2,000 |
| UC Dt: 12/06/18 | DDP-End Date: | Close Price: \$245,000 | LTC: 83 |

Prepared By: Linda Hoverman ONEal

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