

Cross Property Client Full

1436 Kings Grove Drive #KGM 152, Lake Wylie SC 29745

MLS#: 3466572	Category: Single Family	Parcel ID: 5570201156	List Price: \$289,653
Status: Closed	Tax Location: York	County: York	Closed Price: \$289,653
Subdivision: Kings Grove Manor	Tax Value: \$289,653	Zoning: RC1	
Zoning Desc: LT152 King's Grove Manor Phase 3		Deed Ref: 14025/120	
Legal Desc: LT152 King's Grove Manor Phase 3	Approx Lot Dim: 50 x 120	Lot/Unit: KGM 152	
Approx Acres: 0.15		Elevation:	
Lot Desc: Trees			



<u>General Information</u>	<u>School Information</u>	
Type: 2 Story	Elem: Crowders Creek	
Style: French Provincial	Middle: Oak Ridge	
Construction Type: Site Built	High: Clover	
<u>HLA</u>	<u>Bldg Information</u>	
Main: 1,419	Beeds: 3	
Upper: 982	Baths: 2/1	
Third: 0	Year Built: 2018	
Lower: 0	New Const: Yes	
Bsmnt: 0	Prop Compl Date: 12/31/18	
Above Grade: 2,401	Construct Status: Complete	
Total: 2,401	Builder: Mattamy Homes	
	Model: Amelia "French Co."	
Additional Sqft: 0	Garage Sqft:	
<u>Additional Information</u>		
Prop Fin: Cash, Conventional, FHA, VA		
Assumable: No		
Ownership: Seller owned for less than one year		
Special Conditions: None		
Road Responsibility: Publicly Maintained Road		

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Breakfast, Foyer, Great Room, Kitchen, Laundry, Master Bedroom, Pantry, Sitting
Upper	2	1/0	Bathroom(s), Bedroom(s), Loft

Features

Parking: Attached Garage, Garage - 2 Car	Main Level Garage: Yes	
Driveway: Concrete	Doors/Windows: g-Insulated Windows	
Laundry: Main, Laundry Room	Fixtures Exceptions: No	
Foundation: Slab		
Fireplaces: Yes, Gas Logs, Living Room, Natural Gas		
Floors: Carpet, Tile, Vinyl/Linoleum, Wood		
Equip: Cable Prewire, CO Detector, g-Energy Star® Dishwasher, Disposal, Exhaust Fan, Ice Maker Connection, Microwave, Natural Gas, Network Ready, Self Cleaning Oven		
Comm Features: Pool, Recreation Area, Walking Trails		
Interior Feat: Attic Stairs Pulldown, Kitchen Island, Open Floorplan, Tray Ceiling, Walk-In Pantry		
Exterior Feat: Deck		
Exterior Const: Stone, Vinyl		

Utilities

Sewer: County Sewer	Water: County Water	
HVAC: Central Air, Gas Hot Air/Furnace, Multizone A/C, MultiZone Heat	Wtr Htr: Gas	

Association Information

Subject To HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Management: Kuester Management	HOA Phone: 704-973-9019	Assoc Fee: \$164.25/Quarterly

Remarks

Public Remarks: Lovely 3 bedroom 2.5 bath home with granite counter tops in kitchen, walk in pantry along with breakfast bar. Downstairs owner's suite. Fireplace in gathering room. Drop zone just inside off the 2 car garage. Large loft upstairs allows for extra living space. Laundry room, flex room located on first floor. 9 ft ceilings down and 8 ft upstairs. This home sits on a beautiful flat lot with a large deck off of the gathering room. Community has sidewalks, pocket parks, pool and open air pavilion. Mailing address will be York.

Directions: From I-485 Outer Take Exit 1. Turn Right onto South Tryon Street (NC-49 South). Continue 7.5 miles, onto York Road. Continue 3 miles, onto Charlotte Highway (SC-49 South). Turn Left onto Charlotte Highway (SC-274 South/SC-49 South). Continue 4.5 miles, onto Hands Mill Highway. Community is on the Left.

Listing Information

DOM: 110	CDOM: 110	Closed Dt: 06/27/19	Slr Contr: \$8,689
UC Dt: 05/25/19	DDP-End Date:	Close Price: \$289,653	LTC: 160

Prepared By: Linda Hoverman O'Neal