

# \$499,999



## 27055 Catamaran Drive, Tega Cay, SC 29708-9306

County:	<b>York</b>	Total HLA:	<b>2,181</b>
City Taxes Paid To:	<b>Tega Cay</b>	Bedrooms:	<b>2</b>
Subdivision:	<b>Tega Cay</b>	Baths:	<b>3/0</b>
Category:	<b>Residential</b>	Style:	
Type:	<b>Single Family</b>	Year Built:	<b>1980</b>
SubType:		Approx Acres:	<b>0.17</b>
Elementary:	<b>Tega Cay</b>	Zoning:	
Middle:	<b>Gold Hill</b>	Prop Finance:	<b>Cash, Conventional</b>
High:	<b>Fort Mill</b>		
Status:	<b>ACT</b>		
MLS #:	<b><a href="#">4069890</a></b>		
Lot Descrp:	<b>Waterfront</b>		
Parking:	<b>Driveway</b>		
Appliances:	<b>Dishwasher, Disposal, Electric Oven</b>		
Interior Feat:	<b>Cable Prewire, Open Floorplan, Walk-In Closet(s)</b>		
Exterior Feat:			

**Great opportunity for an investor. Waterfront home overlooking Tega Cay Marina. Home was originally a 3 BR, 3 BTH one story home with a basement and has been modified to a 2 bedroom 3 bath home. Home has an ADA compliant bedroom and bath with a roll in shower and wall hung sink. Easily converted back to 3 bedrooms. Investors, builders and do it yourself homeowners, bring your visions and create your waterfront dream home overlooking the marina and main chanel of Lake Wylie. Enjoy many years of stunning sunsets from your back sunroom windows or your decks. This home is sold AS IS WHERE IS and that is reflected in the price. Price reflects need for structural work as well as updates on interior and exterior. Home does have a dock that does not have a Duke Power plate but is grandfathered. May or may not be able to be updated. Owners have the name of an attorney that assisted neighbors in obtaining a permit for a new dock. Check agent remarks for his information.**



Prepared for you by:

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