



**1712 Shetland Lane, Rock Hill SC 29730-4999**

MLS#: <b>3150763</b>	Category: <b>Single Family</b>	Parcel ID: <b>669-09-01-147</b>	List Price: <b>\$349,900</b>
Status: <b>Closed</b>	Tax Location: <b>Rock Hill</b>	County: <b>York</b>	Closed Price: <b>\$343,000</b>
Subdivision: <b>Seven Oaks</b>	Tax Value: <b>\$288,100</b>	Zoning Desc: <b>MF-15</b>	
Zoning:		Deed Reference: <b>15156-187</b>	
Legal Desc: <b>LT# 203 SEVEN OAKS PHASE 3</b>		Lot/Unit #:	
Approx Acres: <b>0.22</b>	Approx Lot Dim: <b>75 X 125 X 75 X 125</b>	Elevation:	
Lot Desc: <b>Level</b>			



<u>General Information</u>		<u>School Information</u>	
Type:	<b>1.5 Story</b>	Elem:	<b>Bellevue</b>
Style:	<b>Transitional</b>	Middle:	<b>Castle Heights</b>
Construction Type:	<b>Site Built</b>	High:	<b>Rock Hill</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>2,025</b>	Unheated Sqft Main:	<b>524</b>
Upper:	<b>695</b>	Beds:	<b>4</b>
Third:	<b>0</b>	Baths:	<b>3/1</b>
Lower:	<b>0</b>	Year Built:	<b>2015</b>
Bsmnt:	<b>0</b>	New Const:	<b>No</b>
Above Grade:	<b>2,720</b>	Construct Status:	
Total:	<b>2,720</b>	Builder:	<b>Jeff Matson Homes</b>
		Model:	
<u>Additional Information</u>			
Prop Fin:	<b>Cash, Conventional, FHA, VA</b>		
Assumable:	<b>No</b>	Publicly Maint Rd:	<b>Yes</b>
Ownership:	<b>Seller owned for less than one year</b>		
Special Conditions:	<b>None</b>		

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Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>3</b>	<b>2/1</b>	<b>Bathroom(s), Bedroom(s), Breakfast, Computer Niche, Dining Rm, Entry Hall, Great Rm, Kitchen, Laundry, Master BR</b>
<b>Upper</b>	<b>1</b>	<b>1/0</b>	<b>Bed/Bonus</b>

Features

Parking:	<b>Attached Garage, Driveway, Garage - 2 Car, Side Load Garage</b>	Main Level Garage:	
Driveway:	<b>Concrete</b>	Doors/Windows:	<b>g-Insulated Windows</b>
Laundry:	<b>1st Floor, Laundry Room</b>	Fixtures Exceptions:	<b>No</b>
Foundation:	<b>Crawl Space</b>		
Fireplaces:	<b>Yes, Gas Logs, Great Room</b>		
Floors:	<b>Tile, Carpet, Wood</b>		
Equip:	<b>Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Exhaust Fan, Ice Maker Connection, Microwave, Security System, Self Cleaning Oven</b>		
Comm Features:	<b>Pool, Recreation Area</b>		
Interior Feat:	<b>Attic Walk-in, Breakfast Bar, GardenTub, Open Floorplan, Split BR Plan, Tray Ceiling, Walk-In Closet(s), Window Treatments</b>		
Exterior Feat:	<b>Deck, Fenced Yard, Patio, Pool-In-Ground</b>		
Exterior Const:	<b>Brick - Solid, Stone Veneer</b>		
Porch:		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 Hot Air, Multizone A/C, MultiZone Heat</b>				

Association Information

Subject To HOA:	<b>Required</b>	HOA Subj Dues:	<b>Mandatory</b>	Assoc Fee:	<b>\$500/Annually</b>	Subject to CCRs:	<b>Yes</b>
HOA Management:	<b>Seven Oaks HOA</b>			HOA Management Ph:		HOA Email:	

Remarks

Public Remarks: **Looking for the perfect home with lots of style and loaded with upgrades? Search no more! Fabulous brick & stone transitional on a flat lot with a gorgeous pool and fenced back yard! Huge 4th BR/Bonus room and bath on 2nd floor. Upgrades & custom features include a boxed ceiling in the great room with 14 foot ceilings and a stone fireplace and an architectural groin ceiling in contemporary formal dining room. Exquisite kitchen with stainless appliances, tile backsplash and granite counters.**

Directions: **177 South, exit right on Dave Lyle Blvd, turn left on Springsteed, Left on Seven Oaks Blvd. Left on Wakefield, Left on Shetland, home is on the right.**

Listing Information

DOM:	<b>55</b>	CDOM:	<b>55</b>	Closed Dt:	<b>05/17/16</b>	Slr Contr:	<b>\$0</b>
UC Dt:	<b>04/19/16</b>	DDP-End Date:		Close Price:	<b>\$343,000</b>	LTC:	<b>82</b>

Prepared By: Linda Hoverman ONeal