Cross Property Client Full

225 Blackberry Walk, Fort Mill SC 29715-8377

MLS#:	**3388260**	Category:	**Single Family**	Parcel ID:	**726-02-01-050**	List Price:	**$243,900**
Status:	**Closed**	Tax Location:	**Fort Mill**	County:	**York**	Closed Price:	**$240,000**
Subdivision:	**Regent Park**	Tax Value:	**$201,000**	Zoning:	**Resident**		
Zoning Desc:				Deed Ref:	**1577-20**		
Legal Desc:	**Lot #50 Sunningdale**			Lot/Unit #:			
Approx Acres:	**0.25**	Approx Lot Dim:	**38X113X133X123**				
Lot Desc:	**Cul-de-sac Lot**			Elevation:			

General Information

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

School Information

Elem:	**Sugar Creek**
Middle:	**Springfield**
High:	**Nation Ford**

HLA

		Unheated Sqft	
Main:	**918**	Main:	**0**
Upper:	**1,056**	Upper:	**0**
Third:	**0**	Third:	**0**
Lower:	**0**	Lower:	**0**
Bsmnt:	**0**	Bsmt:	**0**
Above Grade:	**1,974**		
Total:	**1,974**	Total:	**0**

Bldg Information

Beds:	**4**
Baths:	**2/1**
Year Built:	**1996**
New Const:	**No**
Construct Status:	**Complete**
Builder:	**Dobson**
Model:	
Garage Sqft:	

Additional Sqft: **458**

Additional Information

Prop Fin:	**Cash, Conventional, FHA, FHA 203(K)**
Assumable:	**No**
Ownership:	**Seller owned for at least one year**
Special Conditions:	**None**
Publicly Maint Rd:	**Yes**

Room Information

Room Level	Beds	Baths	Room Type
Main	**0**	**0/1**	**Bathroom(s), Breakfast, Dining Room, Entry Hall, Family Room, Living Room**
Upper	**4**	**2/0**	**Bathroom(s), Bedroom(s), Laundry, Master Bedroom**

Features

Parking:	**Garage - 2 Car**			Main Level Garage:	**Yes**
Driveway:	**Concrete**	Doors/Windows:			
Laundry:	**Upper, Closet**	Fixtures Exceptions:	**No**		
Foundation:	**Slab**				
Fireplaces:	**Yes, Family Room**				
Floors:	**Carpet, Laminate Wood, Vinyl/Linoleum**				
Equip:	**Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven, Ice Maker Connection**				
Comm Features:	**Playground, Pond**				
Interior Feat:	**Cable Available, Cathedral Ceiling(s), Garden Tub, Walk-In Closet(s)**				
Exterior Feat:	**Deck, Fenced, Fire pit, Pool-In-Ground**				
Exterior Const:	**Vinyl**				
Porch:		Roof:	**Architectural Shingle**		

Utilities

Sewer:	**County Sewer**	Water:	**County Water**		
HVAC:	**Central Air, Gas Hot Air**			Wtr Htr:	**Gas**

Association Information

Subject To HOA:	**Required**	Subj to CCRs:	**Yes**	HOA Subj Dues:	**Mandatory**
HOA Management:	**William Douglas**	HOA Phone:	**(704)347-8900**	Assoc Fee:	**$600/Annually**

Remarks

Public Remarks: **Huge price reduction! Similar homes are selling for $260 + without a pool or screened porch. This diamond in the rough needs a little polishing, but has tremendous potential. A new roof was added in 2018, HVAC is app. 6 years old, new wood flooring in entry and great room. New carpet is being added to LR AND DR by June 2. New carpeting has been added upstairs. This Sunningdale home is located at the very end of the cul de sac on a private lot that is fully fenced and offers a large screened porch, outdoor bar, koi/fish pond and a sparkling blue pool. Home will need some TLC including some light fixtures, drywall work between 2 bedrooms upstairs (owners previously converted 2 BRS to 1 BR and reconverted back to 2 BRS), master bath will need updates. Some of the home has been freshly painted. Front door and windows need replacement.Great Fort Mill location offering excellent schools and low SC taxes and conveniently located to I77 and to Pineville and the Ballantyne area.**

Directions: **Carowinds Blvd into Regent Park, Right into Sunningdale on Huckleberry Hill, make first left on Huckleberry Hill, turn right on Blackberry Walk**

Listing Information

DOM:	**28**	CDOM:	**28**	Closed Dt:	**06/29/18**	Slr Contr:	**$2,500**
UC Dt:	**06/01/18**	DDP-End Date:		Close Price:	**$240,000**	LTC:	**56**

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