

## Cross Property Client Full

**156 Hawks Creek Parkway #16, Fort Mill SC 29708**

MLS#: <b>3243900</b>	Category: <b>Single Family</b>	Parcel ID: <b>650000022</b>	List Price: <b>\$329,990</b>
Status: <b>Closed</b>	Tax Location: <b>York</b>	County: <b>York</b>	Closed Price: <b>\$329,990</b>
Subdivision: <b>Hawks Creek</b>	Tax Value:	Zoning: <b>PD</b>	
Zoning Desc: <b>Lot 16, Hawks Creek, Phase 1 Map 1</b>	Approx Lot Dim:	Deed Ref: <b>375</b>	
Approx Acres: <b>0.23</b>		Lot/Unit #: <b>16</b>	
Lot Desc: <b>Corner Lot, Views</b>		Elevation:	



<u>General Information</u>		<u>School Information</u>	
Type:	<b>1.5 Story</b>	Elem:	<b>Gold Hill</b>
Style:	<b>Transitional</b>	Middle:	<b>Gold Hill</b>
Construction Type:	<b>Site Built</b>	High:	<b>Fort Mill</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>1,689</b>	Unheated Sqft:	<b>455</b>
Upper:	<b>757</b>	Bed:	<b>3</b>
Third:	<b>0</b>	Baths:	<b>3/0</b>
Lower:	<b>0</b>	Year Built:	<b>2017</b>
Bsmnt:	<b>0</b>	New Const:	<b>Yes</b>
Above Grade:	<b>2,446</b>	Construct Status:	<b>Under Construction</b>
Total:	<b>2,446</b>	Builder:	<b>M/I Homes</b>
		Model:	<b>Glenwood A</b>
Additional Sqft:	<b>116</b>	Garage Sqft:	
<u>Additional Information</u>			
Prop Fin:	<b>ARM Loan, Cash, Conventional, FHA, VA</b>		
Assumable:	<b>No</b>		
Ownership:	<b>Seller owned for less than one year</b>		
Special Conditions:	<b>None</b>		
Publicly Maint Rd:	<b>Yes</b>		
<u>Room Information</u>			

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>2</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Breakfast, Dining Room, Family Room, Foyer, Kitchen, Laundry, Master Bedroom, Pantry</b>
<b>Upper</b>	<b>1</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Loft</b>

### Features

Parking:	<b>Attached Garage, Driveway, Garage - 2 Car</b>	Main Level Garage:	<b>Yes</b>
Driveway:	<b>Concrete</b>	Doors/Windows:	<b>g-Insulated Windows</b>
Laundry:	<b>Upper, Laundry Room</b>	Fixtures Exceptions:	<b>No</b>
Foundation:	<b>Concrete</b>		
Fireplaces:	<b>Yes, Family Room</b>		
Floors:	<b>Carpet, Prefinished Wood, Tile</b>		
Equip:	<b>Cable Prewire, CO Detector, Dishwasher, Disposal, g-Energy Star® Refrigerator, Security System, Self Cleaning Oven</b>		
Comm Features:	<b>Pool</b>		
Interior Feat:	<b>Breakfast Bar, Open Floorplan, Pantry, Tray Ceiling, Walk-In Closet(s)</b>		
Exterior Const:	<b>Fiber Cement</b>		
Porch:	<b>Covered</b>	Roof:	<b>Architectural Shingle</b>
Street:	<b>Paved</b>		

### Utilities

Sewer:	<b>County Sewer</b>	Water:	<b>County Water</b>	Wtr Htr:	<b>Electric</b>
HVAC:	<b>Central Air, Gas Hot Air</b>				

### Association Information

Subject To HOA:	<b>Required</b>	Subj to CCRs:	<b>Yes</b>	HOA Subj Dues:	<b>Mandatory</b>
HOA Management:	<b>Cusick Co.</b>	HOA Phone:	<b>704-544-7779</b>	Assoc Fee:	<b>\$756/Annually</b>
Proposed Spcl Assess:	<b>No</b>	Confirm Spcl Assess:	<b>No</b>	Remarks:	

**Public Remarks:** Desirable 1.5 story home design with an upstairs loft for ample entertainment space. Openness abounds in this well appointed, bright and airy home. Everything you need is located on the main floor; Owners Suite with tray ceiling, laundry room, 2nd bdrm with full bath, open dining, family rm and kitchen. Relax on your back patio, with beautiful landscaping along common area. Own one of the final two 1.5 story designs!

**Directions:** Driving Directions: Take I-77 to Exit 88 (Gold Hill Rd.). Go west on Gold Hill Road 0.6 miles past Hwy 160 (Steele Creek Road), Hawk's Creek will be on your right. If using a GPS device, enter 1954 Gold Hill Road, Fort Mill SC 29708.

### Listing Information

DOM:	<b>193</b>	CDOM:	<b>193</b>	Closed Dt:	<b>09/07/17</b>	Slr Contr:	<b>\$7,000</b>
UC Dt:	<b>07/31/17</b>	DDP-End Date:		Close Price:	<b>\$329,990</b>	LTC:	<b>231</b>

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