

## Cross Property Client Full

**1940 Polaris Road, York SC 29745-9162**

MLS#: **3539389**  
 Status: **Closed**  
 Subdivision: **None**  
 Zoning Desc:  
 Legal Desc: **LT# 12 SECT 3 (.7AC+.582AC)**  
 Approx Acres: **1.20**  
 Lot Desc: **Waterfront**

Category: **Single Family**  
 Tax Location: **York**  
 Tax Value: **\$357,500**

Parcel ID **549-00-00-021**  
 County: **York**  
 Zoning: **RD-II**  
 Deed Ref **15715-92**  
 Lot/Unit :  
 Elevation

List Price: **\$585,000**  
 Closed Price: **\$572,000**



General Information

Type: **1 Story**  
 Style: **Cabin**  
 Construction Type: **Site Built**

HLA  
 Main: **1,021**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,021**  
 Total: **1,021**

Additional Sqft: **0**

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

Bldg Information  
 Beds: **2**  
 Baths: **1/0**  
 Year Built: **1960**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status:  
 Builder:  
 Model:  
 Garage Sqft: **0**

Additional Information

Prop Fin: **Cash, Conventional**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Recent: **09/20/2019 : Sold : UCNS->CLOSD**

Room Information

Room Level	Beds	Baths	Room Type
Main	2	1/0	Bathroom(s), Bedroom(s), Dining Area, Family Room, Kitchen

Features

Waterbody Name:	<b>Lake Wylie</b>		
Lake/Water Amenities:	<b>Boat Lift, Boat Ramp, Boat Slip, Boat Slip (Deed), Covered structure, Floating Dock, Pier</b>		
Parking:	<b>Parking Space - 4+</b>		Main Level Garage: <b>No</b>
Driveway:	<b>Gravel</b>	Doors/Windows:	
Laundry:	<b>None</b>	Fixtures Exceptions:	<b>No</b>
Foundation:	<b>Crawl Space</b>		
Fireplaces:	<b>Yes, Family Room</b>		
Floors:	<b>Laminate Wood, Tile</b>		
Equip:	<b>Electric Range/Oven</b>		
Exterior Feat:	<b>In-Ground Irrigation</b>		
Exterior Const:	<b>Hardboard Siding</b>		
Porch:	<b>Screened</b>	Roof:	<b>Asbestos Shingle</b>
		Utilities	
Sewer:	<b>Septic Installed</b>	Water:	<b>Well Installed</b>
HVAC:	<b>Central Air, Propane</b>		Wtr Htr: <b>Electric</b>
Subject To HOA:	<b>None</b>	Subj to CCRs:	HOA Subj Dues:

Remarks

Public Remarks: **Charming one of a kind cabin located on one of the most beautiful, flat, waterfront lots on Lake Wylie. Exquisitely landscaped & loads of curb appeal. Inground irrigation using water from the lake keeps the grounds beautiful. Unbelievable boat dock and boat lift that you must see to appreciate. Dock was designed by the owners using original footprint of existing dock and constructed by Casey of Water Jack. Total cost of dock was over \$135,000. Not a detail has been missed on dock & decks. So many wonderful places to relax& enjoy the lake, hang out on the outdoor living area or on the screened porch. Owners added 2 charming outdoor showers that lend novelty to the overall feel of the very rustic cabin. Cabin is in very good condition, but not extensively updated. Very livable and nice, but keep in mind, this is a rustic lake cabin. The value of this home is in the land and the dock/deck. Per owners request, agent must send pre-approval letter before showing. LindaAONeal@aol.com.**

Listing Information

DOM:	<b>7</b>	CDOM:	<b>7</b>	Closed Dt:	<b>09/17/19</b>	Slr Contr:	<b>\$0</b>
UC Dt:	<b>08/17/19</b>	DDP-End Date:	<b>09/13/19</b>	Close Price:	<b>\$572,000</b>	LTC:	<b>36</b>

Prepared By: Linda Hoverman ONeal