

## Cross Property Client Full

**131 Spring Branch Road, Fort Mill SC 29715-8862**

MLS#: <b>3243569</b>	Category: <b>Single Family</b>	Parcel ID: <b>020-12-01-045</b>	List Price: <b>\$539,900</b>
Status: <b>Closed</b>	Tax Location: <b>Fort Mill</b>	County: <b>York</b>	Closed Price: <b>\$525,000</b>
Subdivision: <b>Spring Branch Glen</b>	Tax Value: <b>\$384,000</b>	Zoning: <b>RC-I</b>	
Zoning Desc: <b>Residential</b>		Deed Ref: <b>4235-73</b>	
Legal Desc: <b>LOT 37 &amp; PRT LOT 36 SPRING BRANCH PHSE II</b>		Lot/Unit #:	
Approx Acres: <b>0.72</b>	Approx Lot Dim: <b>127 X 265 X 164 X 188</b>	Elevation:	
Lot Desc: <b>Cul-de-sac Lot, Level, Pond/Lake</b>			



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### General Information

Type: **2 Story/Basement**  
 Style: **Charleston**  
 Construction Type: **Site Built**

HLA  
 Main: **2,200**  
 Upper: **1,061**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **3,261**  
 Total: **3,261**

Unheated Sqft  
 Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **1,020**  
 Total: **1,020**

Additional Sqft: **1,152**

### School Information

Elem: **Dobys Bridge**  
 Middle: **Banks Trail**  
 High: **Nation Ford**

### Bldg Information

Beats: **4**  
 Baths: **3/1**  
 Year Built: **2002**  
 New Const: **No**  
 Construct Status:  
 Builder: **custom**  
 Model:

### Additional Information

Prop Fin: **Cash, Conventional**  
 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
<b>Main</b>	<b>1</b>	<b>1/1</b>	<b>Bathroom(s), Breakfast, Den, Dining Room, Entry Hall, Great Room-Two Story, Kitchen, Laundry, Master Bedroom</b>
<b>Upper</b>	<b>3</b>	<b>2/</b>	<b>Bathroom(s), Bedroom(s)</b>
<b>Basement</b>			<b>Basement</b>

### Features

Parking: **Attached Garage, Basement, Carport - 3 Car, Garage Door Opener, Side Load** Main Level Garage: **No**

Driveway: **Concrete**

Laundry: **Main, Laundry Room** Doors/Windows:

Foundation: **Basement** Fixtures Exceptions: **No**

Fireplaces: **Yes, Great Room**

Floors: **Tile, Carpet, Wood**

Equip: **Cable Prewire, Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Double Oven, Electric Dryer Hookup, Ice Maker Connection, Microwave, Self Cleaning Oven, Wall Oven**

Comm Features: **Pond**

Interior Feat: **Attic Other, Built-Ins, Garden Tub, Kitchen Island, Open Floorplan, Tray Ceiling, Vaulted Ceiling, Walk-In Closet(s)**

Exterior Feat: **Deck, In-Ground Irrigation**

Exterior Const: **Brick - Solid**

Porch: **Screened, Patio** Roof: **Architectural Shingle**

Utilities

Sewer: **City Sewer** Water: **City Water**

HVAC: **Heat Pump - AC, Heat Pump - Heat, Multizone A/C, MultiZone Heat** Wtr Htr: **Gas**

### Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**

HOA Management: **Spring Branch Glen HOA** HOA Phone: Assoc Fee: **\$125/Annually**

Proposed Spl Assess: Confirm Spcl Assess: **No**

Remarks

Public Remarks: **BEST home available in all of Ft Mill. Lovely Charleston style home built in 2002 on a .75 acre wooded level cul de sac lot overlooking a tranquil pond. Amazing transitional style with 2 story great room w/ built ins. Upgrades galore including finished on site hardwoods, newer appliances incl. a 6 burner gas range. Master bedroom on main with travertine finishes. Freshly painted in neutral colors. Looking for the perfect home for "staycation" lifestyle? Sit on the deck while writing your offer.**

Directions: **Dobys Bridge Road, in on Nims Lake, turn right on Spring Branch, home is on left near the end of the cul de sac**

### Listing Information

DOM: **18** CDOM: **93** Closed Dt: **03/31/17** Slr Contr: **\$0**

UC Dt: **02/04/17** DDP-End Date: Close Price: **\$525,000** LTC: **72**

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