

## Cross Property Client Full

**3117 Highgate Drive, Fort Mill SC 29715-7304**

MLS#: **3644530**

Status: **Closed**

Subdivision: **Wentworth**

Zoning Desc:

Legal Desc: **LOT 38 WENTWORTH PH I-A SEC 2**

Approx Acres: **0.25**

Lot Desc: **Cul-de-sac Lot, Green Area, Private, Stream/Creek, Trees**

Category: **Single Family**

Tax Location: **Fort Mill**

Tax Value: **\$277,500**

Approx Lot Dim: **90 x 130 x 75 X 129**

Parcel ID **726-04-01-018**

County: **York**

Zoning: **RD-I**

Deed Ref **5946-234**

Lot/Unit :

Elevation

List Price: **\$415,000**  
Closed Price: **\$421,950**



General Information

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

HLA  
Main: **1,079**  
Upper: **1,450**  
Third: **0**  
Lower: **0**  
Bsmnt: **1,090**  
Above Grade: **2,529**  
Total: **3,619**

Additional Sqft: **0**

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**  
Assumable: **No**  
Ownership: **Seller owned for at least one year**  
Special Conditions: **None**  
Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Unspecified**  
Middle: **Springfield**  
High: **Nation Ford**

Bldg Information  
Beds: **5**  
Baths: **4/0**  
Year Built: **2003**  
New Const: **No**  
Prop Compl Date:  
Construct Status:  
Builder:  
Model:  
Garage Sqft: **554**

Recent: **10/21/2020 : Sold : UCNS->CLOSD**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/0	Bathroom(s), Bedroom(s), Breakfast, Dining Room, Entry Hall, Great Room, Kitchen
Upper	4	2/0	Bathroom(s), Bedroom(s), Bed/Bonus, Laundry, Master Bedroom
Basement	0	1/0	Bathroom(s), Bonus Room, Family Room, Office

Features

Parking: **Attached Garage, Garage - 2 Car, Garage Door Opener** Main Level Garage: **Yes**  
Driveway: **Concrete** Doors/Windows:  
Laundry: **Upper, Laundry Room** Fixtures Exceptions: **No**  
Foundation: **Basement Fully Finished**  
Fireplaces: **Yes, Family Room, Gas Logs**  
Floors: **Carpet, Tile, Wood**  
Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Electric Oven, Ice Maker Connection, Microwave**  
Interior Feat: **Attic Walk-in, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**  
Exterior Feat: **Fenced Yard, Fire pit**  
Exterior Covering: **Brick Partial, Vinyl**  
Porch: **Deck, Front, Patio**

Roof: **Composition Shingle**

Utilities

Sewer: **City Sewer, County Sewer** Water: **County Water**  
HVAC: **Central Air, Gas Hot Air Furnace, Multizone A/C, MultiZone Heat** Wtr Htr: **Gas**

Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**  
HOA Management: **William Douglas** HOA Phone: **704-347-8900** Assoc Fee: **\$635/Annually**

Remarks

Public Remarks: **Resort living in your own home year round. This is the perfect "staycation" home! Well maintained 5 bedroom 4 bath 2 story home with a finished basement offering 3 amazing living areas! Spacious home has a guest bedroom and bath on the main level and 4 large bedrooms or 3 bedrooms and huge bonus and 2 baths on the upper level including the master bedroom suite with gorgeous views of the back yard. Basement is the perfect place for entertaining and offers a full bathroom perfect for showering in after long days in the sparkling clean pool. Multiple areas for entertaining and relaxing on decks and patios. Back yard extends beyond fence and home backs up to an open natural area that can never be built upon. Owners have made a small firepit and a great area to relax and enjoy nature. Owner is in the landscaping business and the landscaping and hardscaping are beautiful. 3 HVAC units, one for each floor. Basement offers for potential for more rooms. Lots of storage! Regent Parkway, turn right on Highgate, home is on the left.**

Directions:

DOM: **2** CDOM: **2** Closed Dt: **10/20/20** Slr Contr: **\$0**  
UC Dt: **07/26/20** DDP-End Date: Close Price: **\$421,950** LTC: **88**

Prepared By: Linda Hoverman ONeal