

## Cross Property Client Full w/photos

**647 Crudent Road #1014C, Tega Cay SC 29708**

MLS#: <b>3699125</b>	Category: <b>Condo/Townhouse</b>	Parcel ID: <b>6440101593</b>	List Price: <b>\$354,401</b>
Status: <b>Closed</b>	Tax Location: <b>Tega Cay</b>	County: <b>York</b>	Closed Price: <b>\$354,401</b>
Subdivision: <b>Trinity Townes</b>	Tax Value: <b>\$354,401</b>	Zoning: <b>R-22MF</b>	
Zoning Desc: <b>1014C</b>	Complex: <b>Trinity Townes</b>	Deed Ref: <b>1014C</b>	
Legal Desc: <b>1014C</b>	Approx Lot Dim: <b>22x85</b>	Lot/Unit #: <b>1014C</b>	
Approx Acres: <b>0.04</b>		Elevation:	
Lot Desc:			



### General Information

Type: **3 Story**  
 Style: **Transitional**  
 Construction Type: **Site Built**

### School Information

Elem: **Gold Hill**  
 Middle: **Gold Hill**  
 High: **Fort Mill**

### HLA

Main: **810**  
 Upper: **905**  
 Third: **0**  
 Lower: **463**  
 Bsmnt: **0**  
 Above Grade: **2,178**  
 Total: **2,178**

### Non-HLA Sqft

Main: **114**  
 Upper: **0**  
 Third: **0**  
 Lower: **624**  
 Bsmnt: **0**  
 Total: **738**

### Bldg Information

Beds: **4**  
 Baths: **3/1**  
 Year Built: **2021**  
 New Const: **Yes**  
 Prop Compl Date: **06/15/21**  
 Construct Status: **Proposed**  
 Builder: **Ryan Homes**  
 Model: **Serenade**

### Additional Information

Prop Fin: **Cash, Construction Perm Loan, Conventional, FHA, FHA 203(K), FMHA, L**  
 Assumable: **No**  
 Ownership: **Seller owned for less than one year**  
 Special Conditions: **None**  
 Road Responsibility: **Dedicated to Public Use Pending Acceptance**

### Room Information

Room Level	Beds	Baths	Room Type
Main	0	0/1	Dining Area, Great Room, Kitchen, Pantry
Upper	3	2/0	Bathroom(s), Bedroom(s), Laundry, Master Bedroom
Lower	1	1/0	Bathroom(s), Bedroom(s), Foyer

### Features

Parking: **Attached Garage, Garage - 2 Car** Main Level Garage: **Yes**  
 Driveway: **Concrete**  
 Laundry: **Upper**  
 Foundation: **Slab**  
 Fireplaces: **No**  
 Floors: **Carpet, Tile, Vinyl Plank**  
 Equip: **Cable Prewire, Dishwasher, Disposal, Gas Range**  
 Interior Feat: **Kitchen Island, Pantry, Walk-In Closet(s)**  
 Exterior Covering: **Hardboard Siding**

### Utilities

Sewer: **City Sewer** Water: **City Water**  
 HVAC: **Central Air** Wtr Htr: **Gas**

### Association Information

Subject To HOA: **Required** Subj to CCRs: **HOA Subj Dues: Mandatory**  
 HOA Management: **Kuester** HOA Phone: **Assoc Fee: \$137/Monthly**

### Condo/Townhouse Information

Ownership Type: **Townhouse** Unit's Level In Bldg: **5**  
 Land Included: **Yes** Entry Level: **Lower**

### Remarks

Public Remarks: **Trinity Townes is growing! We are a walkable community, minutes from Lake Wylie and everything that lake living offers! Just a short distance to Kingsley and Baxter Village, as well as other convenient shopping/restaurants and I-77. Our 3 Story Serenade Townhome offers a great open living concept with 1st level Guest Suite with Full Bath, spacious main level with Kitchen Island and entrance to a beautiful extended Covered Outdoor Living are and 3 more spacious Bedrooms on the upper level. Call today for more information! July 2021 Delivery.**  
 Directions: **From Charlotte: Take Exit 85 off I-77N and right onto Hwy 160 to Dam Rd. take left. Trinity Townes is approx. 1/2 mile on right. Community can also be found off Exit 88 off I-77 and right on Gold Hill Rd. to Hwy 160. Take left and continue straight to Stonecrest Blvd. and take right at light. Continue straight to round about and take 2nd turn onto Stonecrest Blvd./Serenity Point. Trinity Townes will be on your left.**

### Listing Information

DOM: **0** CDOM: **60** Closed Dt: **05/14/21** Slr Contr: **\$4,500**  
 UC Dt: **01/15/21** DDP-End Date: **Close Price: \$354,401** LTC: **119**



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Prepared By: Linda Hoverman ONeal