

## Cross Property Client Full

**165 Hawks Creek Parkway, Fort Mill SC 29708-0026**

MLS#: **3654898**  
 Status: **Active**  
 Subdivision: **Hawks Creek**  
 Zoning Desc:  
 Legal Desc: **HAWKS CREEK LT# 9 PH 1 MP1**  
 Approx Acres: **0.29**  
 Lot Desc: **Level, Private**

Category: **Single Family**  
 Tax Location: **Fort Mill**  
 Tax Value: **\$367,000**  
 Approx Lot Dim: **82 X 66 X 170 X 164**

Parcel ID **650-01-01-057**  
 County: **York**  
 Zoning: **PD**  
 Deed Ref **14302-157**  
 Lot/Unit :  
 Elevation

List Price: **\$489,900**



General Information

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

HLA  
 Main: **2,330**  
 Upper: **1,255**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **3,585**  
 Total: **3,585**

Additional Sqft: **0**

School Information

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

Bldg Information

Beds: **4**  
 Baths: **4/0**  
 Year Built: **2014**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status:  
 Builder:  
 Model:  
 Garage Sqft: **467**

Additional Information

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

Recent: **08/24/2020 : NEWS : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/0	Bathroom(s), Bedroom(s), Breakfast, Dining Room, Entry Hall, Great Room, Kitchen, Laundry, Master Bedroom
Upper	2	2/0	Bathroom(s), Bedroom(s), Bonus Room, Loft

Features

Parking: **Garage - 2 Car, Garage Door Opener** Main Level Garage: **Yes**  
 Driveway: **Concrete**  
 Laundry: **Main, Laundry Room** Doors/Windows:  
 Foundation: **Slab** Fixtures Exceptions: **No**  
 Fireplaces: **Yes, Great Room**  
 Floors: **Carpet, Prefinished Wood, Tile**  
 Equip: **Cable Prewire, Dishwasher, Disposal, Electric Dryer Hookup, Electric Oven, Ice Maker Connection, Microwave, Refrigerator**  
 Comm Features: **Outdoor Pool**  
 Interior Feat: **Attic Walk-in, Breakfast Bar, Garden Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s), Window Treatments**  
 Exterior Covering: **Fiber Cement, Stone**  
 Porch: **Back, Patio** Roof: **Architectural Shingle**

Utilities

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

Association Information

Subject To HOA: **Required** Subj to CCRs:  
 HOA Management: **Kuester** HOA Phone: **888-600-5044** HOA Subj Dues: **Mandatory**  
 HOA Email: **support@kuester.com** HOA 2 Email: Assoc Fee: **\$235/Quarterly**

Remarks

Public Remarks: **Gorgeous 4 BR, 4 BTH home on a large and private .29 acre lot in popular Hawks Creek. Hard to find Witley A floor plan built by M/I Homes offering 2 bedrooms including master BR Suite and Guest Bedroom suite on the main level. Owners currently use downstairs BR as an office. Open floor plan features a see through fireplace that opens to both the family room and the dining room. Oversized kitchen with lots of storage and oversized island opens to the family room. Covered porch and patio overlook the fenced back yard backing to the woods offering a lot of privacy. Upstairs are 2 bedrooms, 2 baths, a large bonus room and a loft. Walk in attic storage. Decorator neutral colors throughout. This home is in well maintained turn key condition. Hawks Creek is a popular Fort Mill subdivision with amenities including a pool. Easy location for folks working in Charlotte off Gold Hill Road. Owners have meticulously maintained home. Vacant and ready to go!**

Listing Information

DOM: **1** CDOM: **1** Closed Dt:  
 UC Dt: DDP-End Date: Close Price: Slr Contr:  
 LTC:

Prepared By: Linda Hoverman ONeal