

## Cross Property Client Full

**2004 Marquesas Avenue, Tega Cay SC 29708-8526**

MLS#: <b>3408396</b>	Category: <b>Single Family</b>	Parcel ID: <b>641-02-01-004</b>	List Price: <b>\$619,900</b>
Status: <b>Closed</b>	Tax Location: <b>Tega Cay</b>	County: <b>York</b>	Closed Price: <b>\$600,000</b>
Subdivision: <b>Tega Cay</b>	Tax Value: <b>\$512,000</b>	Zoning: <b>Resident</b>	
Zoning Desc: <b>LOT 4 SEC 2 TEGA CAY</b>		Deed Ref: <b>15848-142</b>	
Legal Desc: <b>Waterfront, Water view, Pond/Lake, Sloping, Trees, Year Round View</b>	Approx Lot Dim: <b>91 X 108 X 107 X 114</b>	Lot/Unit #:	
Approx Acres: <b>0.25</b>		Elevation:	



General Information

Type: **Tri-Level**  
 Style: **Contemporary**  
 Construction Type: **Site Built**

HLA  
 Main: **710**  
 Upper: **1,790**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **2,500**  
 Total: **2,500**

Additional Sqft: **0**

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

School Information

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

Unheated Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **488**  
 Total: **488**

Bldg Information

Beds: **4**  
 Baths: **3/0**  
 Year Built: **1972**  
 New Const: **No**  
 Construct Status: **Complete**  
 Builder:  
 Model:

Garage Sqft:

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Dining Room, Entry Hall, Family Room, Great Room, Laundry, Office</b>
<b>Upper</b>	<b>3</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Master Bedroom</b>

Features

Waterbody Name:	<b>Lake Wylie</b>		
Lake/Water Amenities:	<b>Boat Lift, Floating Dock, Personal Watercraft Lift, Retaining Wall</b>		
Parking:	<b>On-Street Parking, Parking Space - 4+</b>	Main Level Garage:	<b>No</b>
Driveway:	<b>Concrete</b>	Doors/Windows:	
Laundry:	<b>Main, Laundry Room</b>	Fixtures Exceptions:	<b>No</b>
Foundation:	<b>Basement</b>		
Fireplaces:	<b>Yes, Family Room</b>		
Floors:	<b>Carpet, Tile, Wood</b>		
Equip:	<b>Cable Prewire, Ceiling Fan(s), Cooktop Electric, Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave</b>		
Comm Features:	<b>Club House, Golf Course, Lake, Playground, Pool, Tennis Court(s), Walking Trails</b>		
Interior Feat:	<b>Attic Other, Basement Shop, Kitchen Island</b>		
Exterior Feat:	<b>Deck</b>		
Exterior Const:	<b>Wood</b>		
Porch:	<b>Front</b>	Roof:	<b>Architectural Shingle</b>
		Utilities	

Sewer:	<b>City Sewer</b>	Water:	<b>City Water</b>	Wtr Htr:	<b>Electric</b>
HVAC:	<b>Central Air, Electric Hot Air</b>				
Subject To HOA:	<b>None</b>	Subj to CCRs:		HOA Subj Dues:	

Remarks

Public Remarks: **Fabulous 4 Bedroom, 3 bath updated waterfront home located on a quiet cove on Lake Wylie in popular Tega Cay. Great open concept floor plan features a large kitchen and dining room open to a large great room. Step down into a large family room with a fireplace, an office and a full bedroom and bath. Upstairs are 3 large bedrooms and 2 full baths. Beautiful hardwood floors throughout and great updates including granite, stainless appliances, tile backsplash. Ride the tram down to a one of a kind covered boat dock perfect for enjoying time on the lake. Boat dock is complete with boat and jet ski lifts and is located on a deep water cove. Beautiful views and private wooded lot. New roof in 2015, painted in 2015. Multiple decks throughout.**

Directions: **I77 South, exit Gold Hill Road which becomes Tega Cay Drive, veer left at Windward, turn left on Marquesas. Park at the top of the hill in any of the 4 parking spaces on either side of the driveway down to the house. Home is to the right of the brick home.**

Listing Information

DOM:	<b>8</b>	CDOM:	<b>8</b>	Closed Dt:	<b>08/14/18</b>	Slr Contr:	<b>\$0</b>
UC Dt:	<b>07/05/18</b>	DDP-End Date:	<b>07/27/18</b>	Close Price:	<b>\$600,000</b>	LTC:	<b>47</b>

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