

## Cross Property Client Full

**819 Bluff Loop Road, Rock Hill SC 29730-0104**

MLS#: **3667370**  
 Status: **Closed**  
 Subdivision: **Riverwalk**  
 Zoning Desc:  
 Legal Desc: **LOT 134 RIVERWALK PHASE 1D**  
 Approx Acres: **0.14**  
 Lot Desc: **Cleared**

Category: **Single Family**  
 Tax Location: **Rock Hill**  
 Tax Value: **\$337,000**  
 Approx Lot Dim: **52x118x52x112**

Parcel ID **662-08-01-147**  
 County: **York**  
 Zoning: **RES**  
 Deed Ref **16529-97**  
 Lot/Unit :  
 Elevation

List Price: **\$430,000**  
 Closed Price: **\$430,000**



General Information

Type: **1.5 Story**  
 Style:  
 Construction Type: **Site Built**

HLA  
 Main: **2,082**  
 Upper: **561**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **2,643**  
 Total: **2,643**

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: **Independence**  
 Middle: **Sullivan**  
 High: **Rock Hill**

Bldg Information

Beds: **3**  
 Baths: **3/0**  
 Year Built: **2016**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status: **Complete**  
 Builder: **Evans Coghill Homes**  
 Model: **Catawba Cottage**  
 Garage Sqft: **445**

Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>2</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Breakfast, Dining Room, Entry Hall, Kitchen, Laundry, Living Room, Master Bedroom, Office, Pantry</b>
<b>Upper</b>	<b>1</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Loft</b>

Features

Lake/Water Amenities: **Paddlesport Launch Site - Community**  
 Parking: **Attached Garage, Driveway, Garage - 2 Car** Main Level Garage: **Yes**  
 Driveway: **Concrete** Doors/Windows:  
 Laundry: **Main, Laundry Room** Fixtures Exceptions: **Yes, Garage workbench to be removed, Peg boards above will convey, Ring Camera on front porch**  
 Foundation: **Crawl Space**  
 Fireplaces: **Yes, Gas Logs, Gas Vented, Living Room**  
 Floors: **Carpet, Tile, Wood**  
 Equip: **Cable Prewire, Ceiling Fan(s), CO Detector, Dishwasher, Disposal, Electric Dryer Hookup, Exhaust Fan, Gas Oven, Gas Range, Ice Maker Connection, Microwave, Refrigerator, Security System**  
 Comm Features: **Playground, Recreation Area, Sidewalk, Street Lights, Walking Trails, Other**  
 Interior Feat: **Attic Walk-in, Breakfast Bar, Built-Ins, Cable Available, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Split BR Plan, Tray Ceiling, Walk-In Closet(s)**  
 Exterior Feat: **Fenced Yard**  
 Exterior Covering: **Fiber Cement**  
 Porch: **Back, Covered, Deck, Front, Patio** Roof: **Architectural Shingle**  
 Street: **Paved**

Utilities

Sewer: **City Sewer** Water: **City 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: **GRH Development** HOA Phone: **803-766-1440** Assoc Fee: **\$595/Annually**  
 HOA Email: **mvincent@grhdevelopm** HOA 2 Email:  
 Proposed Spcl Assess: Confirm Spcl Assess: **Yes, Riverwalk**

Remarks

Public Remarks: **Highly sought after Evans Coghill floorplan brings you ranch living with additional upstairs suite. Stunning board and batten entry way with designer sconce lighting. Double glass French door entry to oversized office/flex space (with full closet and can also be converted to a bedroom). Open concept living room with gas fireplace and tray ceiling, huge kitchen, and dining area overlook beautiful private fenced yard with no homes behind. Fantastic owner's retreat on main with show stopping accent wall, separate garden tub, tiled glass shower, and built ins. Large, covered front and back porches for relaxing and taking in the serenity Riverwalk has to offer! Upstairs features loft/bonus room, large bedroom & full bath. Two walk out attic spaces, extra tall garage, and closets galore for ample storage. This lot is in one of the highly desired locations within Riverwalk with close proximity to all the community amenities!**  
 Directions: **Turn into Riverwalk on Dunkins Ferry Road, at the roundabout take the 3rd exit onto Riverwalk Pkwy, turn L onto Mill Ridge Rd, turn R onto Bluff Loop Rd, home is on your right.**

Listing Information

DOM: **9** CDOM: **9** Closed Dt: **11/06/20** Slr Contr: **\$0**  
 UC Dt: **10/10/20** DDP-End Date: Close Price: **\$430,000** LTC: **36**

Prepared By: Linda Hoverman ONeal