

## Cross Property Client Full

**2440 Bergamot Street, Tega Cay SC 29708-0100**

MLS#: <b>3610178</b>	Category: <b>Single Family</b>	Parcel ID: <b>644-08-01-101</b>	List Price: <b>\$329,900</b>
Status: <b>Closed</b>	Tax Location: <b>Tega Cay</b>	County: <b>York</b>	Closed Price: <b>\$320,000</b>
Subdivision: <b>Lake Ridge</b>	Tax Value: <b>\$257,000</b>	Zoning: <b>Res</b>	
Zoning Desc:		Deed Ref: <b>14997-258</b>	
Legal Desc: <b>Gardendale Lt 72 Ph 1 Mp 1</b>		Lot/Unit :	
Approx Acres: <b>0.16</b>	Approx Lot Dim: <b>54 X 124 X 62 X 123</b>		
Lot Desc: <b>Cul-de-sac Lot, Level</b>		Elevation	



General Information

Type: **1 Story**  
 Style:  
 Construction Type: **Site Built**

HLA

Main: **1,847**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,847**  
 Total: **1,847**

Unheated Sqft

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

School Information

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

Bldg Information

Beds: **2**  
 Baths: **2/0**  
 Year Built: **2015**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status: **Complete**  
 Builder: **True Homes**  
 Model:  
 Garage Sqft: **522**

Additional Sqft:

Additional Information

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

Room Information

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

Features

Parking: <b>Attached Garage, Garage - 2 Car</b>	Main Level Garage: <b>Yes</b>
Driveway: <b>Concrete</b>	Doors/Windows: <b>g-Insulated Door(s)</b>
Laundry: <b>Main, Laundry Room</b>	Fixtures Exceptions: <b>No</b>
Foundation: <b>Slab</b>	
Fireplaces: <b>No</b>	
Floors: <b>Carpet, Tile, Wood</b>	
Equip: <b>Cable Prewire, Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Double Oven, Electric Dryer Hookup, Ice Maker Connection, Microwave, Natural Gas, Self Cleaning Oven</b>	
Comm Features: <b>Club House, Game Court, Indoor Pool, Outdoor Pool, Playground, Recreation Area, Sidewalk, Sport Court, Tennis Court(s)</b>	
Interior Feat: <b>Breakfast Bar, Cable Available, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling, Window Treatments</b>	
Exterior Covering: <b>Stone, Vinyl</b>	
Porch: <b>Front, Screened</b>	Roof: <b>Architectural Shingle</b>
Street: <b>Paved</b>	

Utilities

Sewer: <b>City Sewer</b>	Water: <b>City Water</b>	Wtr Htr: <b>Gas</b>
HVAC: <b>Central Air, Gas Hot Air Furnace</b>		

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs:	HOA Subj Dues: <b>Mandatory</b>
HOA Management: <b>Braesel</b>	HOA Phone: <b>704-847-3507</b>	Assoc Fee: <b>\$131/Monthly</b>

Remarks

**Public Remarks: Model perfect ranch home on quiet private lot in Lake Ridge. Fabulous floor plan with split bedrooms and an office. Not an upgrade has been missed. Exquisite kitchen with gorgeous white and grey cabinets, granite, tile back splash, stainless appliances including a gas cook top and double ovens. Hardwood floors throughout all of the main level except for 2nd BR and master BR closet. Gorgeous upgraded bathrooms! Spacious screened porch overlooks quiet back yard. Decorator paint colors and very current styling. Rocking chair front porch is such a nice accent. HOA fees of \$131 monthly cover all lawn maintenances and access to Lake Ridge Amenity Center featuring a spectacular rustic clubhouse, pool, tennis courts and play areas. Great Tega Cay location minutes from Baxter and I77 and Lake Wylie. Better than new home. Home was built as owners forever home and no details were missed.**

Listing Information

DOM: <b>69</b>	CDOM: <b>69</b>	Closed Dt: <b>09/01/20</b>	Slr Contr: <b>\$0</b>
UC Dt: <b>06/14/20</b>	DDP-End Date:	Close Price: <b>\$320,000</b>	LTC: <b>147</b>

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