Cross Property Client Full

988 Knob Creek Lane #14, Tega Cay SC 29708-7202

MLS#: **3362044**	Category: **Single Family**	Parcel ID: **643-07-01-053**
Status: **Closed**	Tax Location: **Tega Cay**	County: **York**
Subdivision: **Lake Shore**	Tax Value: **$290,000**	Zoning: **RES**
Zoning Desc:		Deed Ref: **14273-211**
Legal Desc: **LT #14 Calloway Village POD E MP# 1 Lakeshore ON Lake Wylie**		Lot/Unit #: **14**
Approx Acres: **0.17**	Approx Lot Dim:	
Lot Desc: **Golf Course View, Private, Wooded**		Elevation:

List Price: **$369,900**
Closed Price: **$351,500**

General Information
Type: **1 Story Basement**
Style:
Construction Type: **Site Built**

HLA		Unheated Sqft		Bldg Information	
Main:	**1,694**	Main:	**397**	Beds:	**4**
Upper:	**0**	Upper:	**0**	Baths:	**3/0**
Third:	**0**	Third:	**0**	Year Built:	**2007**
Lower:	**0**	Lower:	**0**	New Const:	**No**
Bsmnt:	**1,155**	Bsmt:	**521**	Construct Status:	**Complete**
Above Grade:	**1,694**			Builder:	
Total:	**2,849**	Total:	**918**	Model:	
Additional Sqft:	**0**			Garage Sqft:	

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

Additional Information
Prop Fin: **Cash, Conventional, FHA**
Assumable: **No**
Ownership: **Seller owned for at least one year**
Special Conditions: **None**
Publicly Maint Rd: **Yes**

Room Information

Room Level	Beds	Baths	Room Type
Main	3	2/0	Bathroom(s), Bedroom(s), Breakfast, Dining Room, Entry Hall, Great Room, Kitchen, Laundry, Master Bedroom
Basement	1	1/0	2nd Living Quarters, Bathroom(s), Bedroom(s), Den, Family Room

2nd Living Quarters HLA: **0**   2nd LQ Unheated SqFt: **0**

Features

Lake/Water Amenities:	**None**
Parking:	**Attached Garage, Garage - 2 Car** Main Level Garage: **Yes**
Driveway:	**Concrete** Doors/Windows: **g-Insulated Windows**
Laundry:	**Main** Fixtures Exceptions: **No**
Foundation:	**Basement, Basement Fully Finished, Basement Inside Entrance, Basement Outside Entrance, Concrete**
Fireplaces:	**Yes, Gas Logs, Great Room**
Floors:	**Carpet, Laminate Wood, Tile, Wood**
Equip:	**Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven, Microwave**
Comm Features:	**Club House, Golf Course, Lake, Pool, Recreation Area, Sidewalk, Walking Trails**
Interior Feat:	**Cable Available, Garden Tub, Kitchen Island, Open Floorplan, Split BR Plan, Vaulted Ceiling, Walk-In Closet(s), Window Treatments**
Exterior Feat:	**Deck**
Exterior Const:	**Stone Veneer, Vinyl**
Porch:	**Patio** Roof: **Architectural Shingle**
Street:	**Paved**

Utilities

Sewer: **City Sewer**	Water: **City Water**	
HVAC: **Central Air, Heat Pump - Heat**		Wtr Htr: **Gas**

Association Information

Subject To HOA: **Required**	Subj to CCRs: **Yes**	HOA Subj Dues: **Mandatory**
HOA Management: **Kuester**	HOA Phone: **585-414-9962**	Assoc Fee: **$90/Monthly**

Remarks

Public Remarks: **Bring your buyers!! Beautiful move-in ready 4 bedroom, 3 bath home in the highly desirable golf-course community of Calloway. A rare community floor plan boasts a finished walk-out basement with 10' ceilings. Perfect for an in-law, teenager, nanny suite, hobby area or home office. Kitchen and master bathroom were renovated in 2015 with high-end finishes. Custom entertainment unit in lower level to remain. Owner has added $30,000 in upgrades including a solar attic fan and new hot water heater. Enjoy golf course views from the rear deck or lower lever stamped concrete patio. Conveniently located near Lake Wylie for boating and water sport enthusiasts! Plenty of storage all within a quick commute to Charlotte! Current appraisal on file for $370,000.**

Directions: **I77 to Gold Hill Road. Straight for approximately 3 miles, R on Calloway, R onto Knob Creek Lane. Home is on the right.**

Listing Information

DOM: **16**	CDOM: **109**	Closed Dt: **04/23/18**	Slr Contr: **$0**
UC Dt: **03/09/18**	DDP-End Date:	Close Price: **$351,500**	LTC: **60**

Prepared By: Linda Hoverman ONeal