

Cross Property Agent Full

6018 Lanai Lane, Tega Cay SC 29708

CMLS#: 3657236	Category: Lots/Acres/Farms	Parcel ID: 643-03-01-018	List Price: \$33,000
Status: Closed	Tax Location: Tega Cay	County: York	Closed Price: \$32,000
Subdivision: Tega Cay	Tax Value: \$40,000	Plat Book/Slide:	
Zoning: R	Deed Reference: 16797-73	Block/Section:	
Legal Desc: LANAI LANE LOT 18, SECT 6			



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$110,344.83**

Land Information

Approx Acres: **0.29**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **1,500**
 Prop Foundation:
 Lot Desc: **Golf Course View, On Golf Course, Sloping, Trees, Wooded**
 Restrictions: **Square Feet**

Additional Information

Prop Fin: **Cash**
 Transaction Type: **For Sale**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings:
 Dwellings: **No**
 Bedrooms Septic:

Features

Fixtures Exceptions: **No**
 Comm Features: **Club House, Golf Course, Walking Trails**
 Access: **Paved Road**
 Improvements: **None**
 Suitable Use: **Residential**

Street:

Association Information

Subject To HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues: **No**
 Proposed Spcl Assess: **No** Confirm Spcl Assess:

Remarks

Public Remarks: **This lot is offers a premium location overlooking the 3rd fairway of the Tega Cay Golf course! You have the option of building at street level and possibly incorporating a walk out basement or nestle your home among the trees and enjoy the tranquil setting and views of the fairway. Conveniently located to all the best that Tega Cay has to offer from Lake Wylie, walking trails, tennis courts, dining, Parks and shopping to the Tega Cay Golf and Conference Center. Use your imagination to create your ideal home on a park like setting. Per the seller, no modular or manufactured home is allowed.**

Agent Remarks: **Buyer's agent to verify school assignments and any other information important to the buyer. Per the seller, no modular or manufactured home is allowed. Please note the approximate impact fees: Fort Mill School District \$18,158 and Tega Cay Development Impact Fee of \$6,676 for all single family constructed homes.**

Instructions: **Call Listing Agent**
 Directions: **Lania Ln is off of Tega Cay Dr.**

Listing/Agent/Office Information

DOM: 139	CDOM: 321	TOM Dt:	Expiry Dt:
Mkt Dt: 08/30/20	UC Dt: 02/22/21	DDP-End Date: 03/15/21	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 800-746-9464		Agent Phone: 803-577-4029	
List Agent: Tim Myers (76984)		Office Ph: 803-578-7989	
Office: RE/MAX Executive (130307)		Transaction Broker: 0%	Bonus:
Buyer Agency: 3%	Sub Agency: 3%	Seller Name: Verrico	
Named Prosp: No	Dual/Var: No	Full Service: Yes	
Web URL:			

Closed Information

Closed Dt: 03/05/21	Proj Closed Dt:	Sold Price: \$32,000	Slr Contr: \$0
Selling Agent: Linda Hoverman ONeal (14792)		Agent Ph: 704-904-0117	LTC: 187
Selling Office: RE/MAX Executive (130307)		Office Phone: 803-578-7989	
Terms: Cash		Sold Comp Type:	

Prepared By: Linda Hoverman ONeal