

## Cross Property Client Full

**106 Coburn Court, Fort Mill SC 29715-6918**

MLS#: <b>3239841</b>	Category: <b>Single Family</b>	Parcel ID: <b>020-05-09-026</b>	List Price: <b>\$439,900</b>
Status: <b>Closed</b>	Tax Location: <b>Fort Mill</b>	County: <b>York</b>	Closed Price: <b>\$425,000</b>
Subdivision: <b>McKendry</b>	Tax Value: <b>\$387,000</b>	Zoning: <b>Resident</b>	
Zoning Desc: <b>Residential</b>		Deed Ref: <b>11893-14</b>	
Legal Desc: <b>LOT 51 MCKENDRY SUB PHSE 1 MP1</b>		Lot/Unit #:	
Approx Acres: <b>0.40</b>	Approx Lot Dim: <b>43 X 129 X 203 X 224</b>	Elevation:	
Lot Desc: <b>Cul-de-sac Lot, Wooded</b>			



<u>General Information</u>		<u>School Information</u>	
Type:	<b>3 Story</b>	Elem:	<b>Fort Mill</b>
Style:	<b>Transitional</b>	Middle:	<b>Banks Trail</b>
Construction Type:	<b>Site Built</b>	High:	<b>Nation Ford</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>1,889</b>	Unheated Sqft	
Upper:	<b>1,938</b>	Main:	<b>0</b>
Third:	<b>891</b>	Upper:	<b>0</b>
Lower:	<b>0</b>	Third:	<b>0</b>
Bsmnt:	<b>0</b>	Lower:	<b>0</b>
Above Grade:	<b>4,718</b>	Bsmnt:	<b>0</b>
Total:	<b>4,718</b>	Total:	<b>0</b>
Additional Sqft:	<b>557</b>	Bldg Information	
<u>Additional Information</u>		Beats:	<b>5</b>
Prop Fin:	<b>Cash, Conventional</b>	Baths:	<b>5/1</b>
Assumable:	<b>No</b>	Year Built:	<b>2004</b>
Ownership:	<b>Seller owned for at least one year</b>	New Const:	<b>No</b>
Special Conditions:	<b>None</b>	Construct Status:	
Publicly Maint Rd:	<b>Yes</b>	Builder:	<b>Shea</b>
Room Information		Model:	
		Garage Sqft:	

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/1</b>	<b>Bathroom(s), Bedroom(s), Breakfast, Dining Room, Entry Hall, Great Room-Two Story, Kitchen, Office, Pantry, Study</b>
<b>Upper</b>	<b>3</b>	<b>3/0</b>	<b>Bathroom(s), Bedroom(s), Bonus Room, Laundry, Master Bedroom</b>
<b>Third</b>	<b>1</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Bonus Room</b>

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

Parking:	<b>Attached Garage, Garage - 2 Car, Garage Door Opener</b>	Main Level Garage: <b>Yes</b>
Driveway:	<b>Concrete</b>	Doors/Windows:
Laundry:	<b>Upper</b>	Fixtures Exceptions: <b>No</b>
Foundation:	<b>Crawl Space</b>	
Fireplaces:	<b>Yes, Great Room</b>	
Floors:	<b>Prefinished Wood, Tile, Carpet</b>	
Equip:	<b>Cable Prewire, Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Double Oven, Electric Dryer Hookup, Exhaust Fan, Ice Maker Connection, Microwave, Security System</b>	
Interior Feat:	<b>Breakfast Bar, Built-Ins, Garden Tub, Open Floorplan, Pantry, Walk-In Closet(s), Whirlpool</b>	
Exterior Feat:	<b>Deck</b>	
Exterior Const:	<b>Brick Veneer Partial, Vinyl</b>	
Porch:		Roof: <b>Architectural Shingle</b>
		Utilities

Sewer:	<b>City Sewer</b>	Water:	<b>City Water</b>	Wtr Htr:	<b>Gas</b>
HVAC:	<b>Central Air, Gas Hot Air, Multizone A/C, MultiZone Heat</b>	Association Information			

Subject To HOA:	<b>Required</b>	Subj to CCRs:	<b>Yes</b>	HOA Subj Dues:	<b>Mandatory</b>
HOA Management:	<b>First Choice Prop.Mgmt</b>	HOA Phone:	<b>803-366-2711</b>	Assoc Fee:	<b>\$290/Annually</b>
		Remarks			

Public Remarks: **Fantastic opportunity to own this oversized 3 story home on quiet cul de sac wooded .4 acre lot. Loaded with extras including 1st rate electronics & security system. Hardwoods on much of main. HUGE kitchen w/ medium cherry cabinets, granite counters and stainless appliances incl. double ovens. Fantastic 2 story great room. Guest bedroom w/ private bath on main level. Office, study & formal DR & power room also on main. Upstairs are 3 BRS and huge bonus room. 3rd floor offers BR, BTH and bonus.**

Directions: **Doby's Bridge, turn into McKendry, left on Crofton, home is at end of cul de sac on the right**  
 Listing Information

DOM:	<b>42</b>	CDOM:	<b>210</b>	Closed Dt:	<b>03/31/17</b>	Slr Contr:	<b>\$0</b>
UC Dt:	<b>02/14/17</b>	DDP-End Date:		Close Price:	<b>\$425,000</b>	LTC:	<b>87</b>

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