

Cross Property Agent Full w/photos

394 Horton Grove Road, Fort Mill, SC 29715-7839

CMLS#: 3757540	Category: Single Family	Parcel ID: 020-21-01-084	List Price: \$689,900
Status: Under Contract-Show	Tax Location: York	County: York	
Subdivision: Springfield	Tax Value: \$504,259	Zoning: R3	
	Deed Ref: 9724-7	Plat Book/Slide: 16537/95	
Legal Desc: LOT 37 SPRINGFIELD CUNNANE	Approx Lot Dim:	Block/Section:	
Approx Acres: 0.17		Elevation:	
Lot Desc: Golf Course View			



<u>General Information</u>		<u>School Information</u>	
Type: 2 Story		Elem: Fort Mill	
Style: Charleston		Middle: Fort Mill	
Construction Type: Site Built		High: Nation Ford	
<u>HLA</u>		<u>Bldg Information</u>	
Main: 2,086	Non-HLA Sqft: 967	Beeds: 4	
Upper: 1,323	Upper: 332	Baths: 3/1	
Third: 0	Third: 0	Year Built: 2007	
Lower: 0	Lower: 0	New Const: No	
Bsmnt: 0	Bsmnt: 0	Prop Compl Date:	
Above Grade: 3,409		Construct Status: Complete	
Total Primary HLA: 3,409	Total: 1,299	Builder:	
		Model:	
Additional Sqft: 0		Garage SqFt: 533	
<u>Additional Information</u>			
Prop Fin: Cash, Conventional		Occupant Type: Owner	
Assumable: No			
Ownership: Seller owned for at least one year			
Special Conditions: None			
Road Responsibility: Publicly Maintained Road			

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Dining Area, Dining Room, Entry Hall, Family Room, Foyer, Kitchen, Laundry, Primary Bedroom, Office
Upper	3	2/0	Bathroom(s), Bedroom(s), Loft

2nd Living Quarters

2nd Living Quarters: **None**

Features

Green Bldg Features:	Driveway, Garage - 2 Car, Garage Door Opener, Side Load Garage	Main Level Garage: Yes
Parking:	This is the ONLY side load garage in the golf villas - parking for multiple family drivers	
Other Parking:	Concrete	Doors/Windows: g-Insulated Door(s), g-Insulated Windows
Driveway:	Main, Laundry Room	Fixtures Exceptions: No
Laundry:	Crawl Space, g-Sealed Crawl Space	
Foundation:	Yes, Family Room, Gas Logs	
Fireplaces:	Carpet, Tile, Wood	
Floors:	Cable Prewire, Ceiling Fan(s), CO Detector, Convection Oven, Cooktop Gas, Dishwasher, Disposal, Double Oven, Electric Oven, Exhaust Fan, Exhaust Hood, Gas Range, Ice Maker Connection, Microwave, Natural Gas, Oven, Refrigerator, Security System, Self Cleaning Oven, Wall Oven, Washer	
Equip:	Club House, Fitness Center, Golf Course, Outdoor Pool, Picnic Area, Playground, Sidewalk, Street Lights, Tennis Court(s)	
Comm Features:	Attic Fan, Attic Stairs Pulldown, Attic Walk-in, Cable Available, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Window Treatments	
Interior Feat:	Fenced Yard	
Exterior Feat:	Fiber Cement	
Exterior Covering:	Balcony, Covered, Front, Screened	Roof: Architectural Shingle
Porch:	Paved	
Street:	Architectural Review - HOA	
Restrictions:		

Utilities

Sewer: City Sewer	Water: City Water	Wtr Htr: Gas
HVAC: Central Air, Gas Hot Air Furnace, Gas Water Heater		
Restrictions:		

Association Information

Subject To HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Management: Kuester	HOA Phone: 704-973-9019	Assoc Fee: \$387.5/Quarterly
HOA 2 Management: Henderson Properties	HOA 2 Phone: 704-535-1122	HOA 2 Fee: \$82.5/Monthly
Proposed Spcl Assess: Yes, \$775 Buyer 1 time contribution	Confirm Spcl Assess: Yes, \$775 Buyer One Time Contribution	

Remarks

Public Remarks: Don't miss this opportunity! Stunning Charleston style Southern Home in the golf villas of amenity-rich Springfield - one of the most desirable & most sought-after neighborhoods in Fort Mill!! The ONLY golf villa with side-load garage. One owner home with many designer updates. Beautiful screened porch in back that wraps around the corner of the house, a front porch & upstairs balcony. Main level private owner's suite, open to screened porch. OFFICE on main. Newly painted kitchen cabinets, new hardwoods & carpet. This home is perfectly located across from driving range, next door to swimming pools & tennis courts. Springfield offers: clubhouse, 3 pools, 18 hole championship golf course, tennis & pickle ball courts, parks, walking trails, amenity center, pavilion, fitness center & membership to the 2300 acre Anne Springs Close Greenway. TOP rated schools and convenient location close to uptown CLT, restaurants, shopping & CLT Int Airport. Located across the street from the Greenway.

Agent Remarks: Agent to verify schools, golf club membership/fees additional, and anything important to your buyer. For Springfield golf membership information, contact Aaron Black, email:aaronblack@playspringfield.com. 803-548-3318

Instructions: Lockbox/Key, Showing Service, Sign

Directions: Please download the FREE app WAZE from your smart phone's app store. WAZE will guide you right to YOUR new house - 394 Horton Grove Rd in Fort Mill, SC! Welcome HOME!

Listing/Agent/Office Information

DOM: 1	CDOM: 1	TOM Dt:	Expiry Dt: 02/07/22
Mkt Dt: 08/07/21	UC Dt: 08/09/21	DDP-End Date:	With Dt:
Agent/Own: No		List Type: Exclusive Right	
For Appointment Call: 800-746-9464		Agent Phone: 803-417-9784	
Listing Agent: Terri Reid (71427)			

Listing Office:
Buyer Agency:
Named Prosp:
Web URL:

Reid Real Estate Company (13877)
2% Sub Agency: **0%**
No Dual/Var: **No**

Office Phone: **803-417-7516**
Transaction Broker: **0%**
Seller Name: **w/h**
Full Service: **Yes**

Bonus: **\$0**

Closed Dt:
Selling Agent:
Selling Office:
Terms:

Proj Closed Dt: **10/01/21**
Terri Reid (71427)
Reid Real Estate Company (13877)

Closed Information

Closed Price:
Agent Phone: **803-417-9784**
Office Phone: **803-417-7516**
Sold Comp Type:

Slr Contr:
LTC:



It just doesn't get any better than this!

Walk across the street and you're on the driving range! Convenient location!

Springfield - the most amenity-rich neighborhood in Fort Mill.

Springfield Golf Course - an 18 hole course that has over 6,900 yards of golf, designed by Clyde B. Johnston.



4 Tennis Courts & Pickle Ball!

Private Office on Main Floor, with French doors For Privacy.

Open kitchen and living area, with freshly painted cabinets and new wide-plank hardwood floors.

Beautiful kitchen, new hardwoods, freshly painted cabinets



Eat-in kitchen area open to living area which leads to screened-in porch.

Spacious Dining Room that will accommodate your largest family gatherings!

So much room to host those large family gatherings.

Open Living Area that Expands to Kitchen and Porch Area



Kitchen has been updated and is to die for!

Separate laundry room with washer, dryer & wash sink

Dreamy master bedroom that is on the main floor and opens to a spacious screened-in porch letting you enjoy nature.....

Master bath with his & her vanities



Open loft area with built ins and lots of natural light.

Secondary Bedroom with it's own bath

Another full bath upstairs

Large secondary bedroom



Spacious bedroom that opens onto a large balcony overlooking the golf course! Watch the golfers or sit outside and enjoy a cup of coffee!

Upstairs balcony overlooking the driving range

One of my favorite areas! Large screened-in porch in back that is peaceful and beckons you to come out and relax!



Perfect for an afternoon siesta.....

Back yard golf villa.....maintained by Springfield HOA

Enjoy a cup of coffee or an afternoon glass of tea, on front porch

The ONLY side load garage in Springfield! Allows for multi-drivers.

Prepared By: Reid Smith

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