



107 Spring Branch Road, Fort Mill SC 29715-8862

MLS#: **3162657** Category: **Single Family** Parcel ID: **020-12-01-017** List Price: **\$499,900**
 Status: **Closed** Tax Location: **Fort Mill** County: **York** Closed Price: **\$485,000**
 Subdivision: **Spring Branch Glen** Tax Value: **\$374,000** Zoning Desc: **R**
 Zoning: **Residential** Deed Reference: **13000-266**
 Legal Desc: **LOT 13 SPRING BRANCH** Lot/Unit #:
 Approx Acres: **0.63** Approx Lot Dim: **120 X 230 X 100 X 224**
 Lot Desc: **Level, Private** Elevation:



1 / 24

General Information

Type: **2 Story**
 Style: **Transitional**
 Construction Type: **Site Built**

HLA
 Main: **2,538**
 Upper: **1,113**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **3,651**
 Total: **3,651**

School Information

Elem: **Dobys Bridge**
 Middle: **Banks Trail**
 High: **Nation Ford**

Unheated Sqft

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

Bldg Information

Beds: **4**
 Baths: **3/1**
 Year Built: **2005**
 New Const: **No**
 Construct Status: **Complete**
 Builder:
 Model:

Additional Sqft: **717**

Additional Information

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

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Breakfast, Den, Dining Rm, Entry Hall, Great Room-Two Story, Kitchen, Laundry, Master BR, Office, Pantry
Upper	3	2/0	Bathroom(s), Bedroom(s)

Features

Parking: **Attached Garage, Garage - 4+ Car, Garage Door Opener, Side Load Garage** Main Level Garage:
 Driveway: **Concrete** Doors/Windows: **g-Insulated Windows**
 Laundry: **1st Floor, Laundry Room** Fixtures Exceptions: **No**
 Foundation: **Crawl Space**
 Fireplaces: **Family Room, Gas Logs, Great Room**
 Floors: **Tile, Carpet, Wood**
 Equip: **Cable Prewire, Ceiling Fan(s), Cooktop Electric, Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave, Oven, Self Cleaning Oven**
 Comm Features: **Pond, Walking Trails**
 Interior Feat: **Attic Other, Built-Ins, Cable Available, Cathedral Ceiling(s), GardenTub, Open Floorplan, Pantry, Window Treatments**
 Exterior Feat: **Deck, Fenced Yard**
 Exterior Const: **Brick - Solid**

Utilities

Sewer: **City Sewer** Water: **City Water**
 HVAC: **Central Air, Electric Hot Air, Multizone A/C, MultiZone Heat** Wtr Htr: **Electric**

Association Information

Subject To HOA: **Required** HOA Subj Dues: **Mandatory** Assoc Fee: **\$125/Annually** Subject to CCRs: **Yes**
 HOA Management: **Spring Branch Glen HOA** HOA Management Ph: HOA Email:

Remarks

Public Remarks: **Elegant full brick custom home with a 3 car side load garage located on nearly 3/4 of an acre in secluded Spring Branch Glen. Master on main, gourmet kitchen, built ins in morning rm/family rm, breakfast rm & 2 story great rom. Finished on site hardwood floors on most of main level. Gorgeous kitchen w/granite counters, tile backsplash & stainless appliances. Must see to appreciate the many architectural features including archways and intricate openings in transitional home. CA closet in MSTR**

Directions: **Doby's Bridge Road, in on Nims Lake road, Right on Spring Branch, home on left**

Listing Information

DOM: **7** CDOM: **7** Closed Dt: **05/31/16** Slr Contr: **\$0**
 UC Dt: **04/09/16** DDP-End Date: Close Price: **\$485,000** LTC: **\$9**

Prepared By: Linda Hoverman ONeal