

## Residential Property Agent Full w/photos

**1026 Westminster Drive #94, Lancaster, SC 29720**

|  |   |   |
|--|---|---|
| CMLS#: <b>3896506</b><br>Status: <b>Under Contract-Show</b><br>Subdivision: <b>The Cloisters</b>                           | Category: <b>Single Family</b><br>City Taxes Paid To: <b>No City Taxes Paid</b><br>Tax Value: <b>\$234,000</b><br>Deed Ref: <b>1480-222</b> | Parcel ID: <b>0082J-0F-009.00</b><br>County: <b>Lancaster</b><br>Zoning: <b>MDR</b><br>Plat Book/Slide:<br>Block/Section:<br>Elevation: |
| Legal Desc: <b>48X151X204X237</b><br>Approx Acres: <b>0.55</b><br>Lot Desc: <b>Cleared, Paved Frontage, Private, Trees</b> | Approx Lot Dim:   | List Price: <b>\$257,500</b><br>Actual List Price   |



### General Information

Type: **1 Story**  
 Style: **Ranch**  
 Construction Type: **Site Built**

### School Information

Elem: **Erwin**  
 Middle: **South**  
 High: **Lancaster**

### HLA

Main: **1,390**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**

### Non-HLA Sqft

Main: **48**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**

### Bldg Information

Beds: **4**  
 Baths: **2/0**  
 Year Built: **2022**  
 New Const: **Yes**  
 Prop Compl Date:  
 Construct Status: **Proposed**  
 Builder: **Harborlight Homes, LLC**  
 Model:

Above Grade: **1,390**  
 Total Primary HLA: **1,390**

Total: **48**

Additional Sqft: **0**

Garage SqFt: **0**

### Additional Information

Prop Fin: **Cash, Conventional, FHA, USDA, VA**  
 Assumable: **No** Occupant Type: **Vacant**  
 Ownership: **Seller owned for less than one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

### Room Information

| Room Level  | Beds     | Baths      | Room Type   |
|-------------|----------|------------|---|
| <b>Main</b> | <b>4</b> | <b>2/0</b> | <b>Bathroom(s), Bedroom(s), Dining Area, Family Room, Kitchen, Laundry, Primary Bedroom</b> |

2nd Living Quarters HLA: **0**

2nd LQ Unheated SqFt: **0**

### Features

### Green Bldg Features:

Parking: **Driveway, Parking Space - 4+**  
 Driveway: **Concrete**  
 Laundry: **Main, Laundry Room**  
 Foundation: **Slab**  
 Fireplaces: **No**  
 Floors: **Carpet, Vinyl**  
 Equip: **Ceiling Fan(s), Dishwasher, Electric Dryer Hookup, Electric Range, Microwave**  
 Interior Feat: **Attic Stairs Pulldown, Walk-In Closet(s)**  
 Exterior Covering: **Vinyl**  
 Porch: **Patio**  
 Street: **Paved**  
 Restrictions: **No Representation**

Doors/Windows:  
 Fixtures Exceptions: **No**

Main Level Garage: **No**

Roof: **Composition Shingle**

### Utilities

Sewer: **Septic Installed**  
 HVAC: **Central Air, Electric Hot Air**  
 Restrictions:

Water: **County Water**  
 Wtr Htr: **Electric**

### Association Information

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

### Remarks

Public Remarks: **New Construction Opportunity in Lancaster! This home will sit on a large lot with a tree lined backyard. It will feature a semi-open floor plan with 4 bedrooms showing off a nice color carpet, 2 full bathrooms, beautiful laminate flooring throughout the main living area, the kitchen and bathrooms. Complete with stainless steel appliance package including stove, microwave and dishwasher, you will enjoy a light and airy oversize kitchen with plenty of cabinet space and gorgeous countertops. Spend hours in your private, tree line back yard where you can create an amazing backyard oasis for entertaining or relaxing. There is a large utility room for storing lawn equipment. Colors and selections may vary.**

Agent Remarks: **Preferred closing attorney is Trimnal and Myers, LLC 803-285-6000. Selections may vary. Buyer's agent must verify school assignments for 2022-2023 school year. Buyer and Buyer's agent must verify land size through a survey prior to closing. No letters to the seller will be accepted. When able to walk through please leave business card, leave the home as it was when you entered, turn off all lights & lock all doors when you leave. Feedback is greatly appreciated. If you have any questions/need any further information, contact me at 336-264-8933 or splachecki@gmail.com. Seller request pre approval when submitting an offer to purchase.**

Instructions: **No Sign, Showing Service, Sign**  
 Directions: **GPS, use intersection of Carmel and Westminster Rd**

### Listing/Agent/Office Information

|  |  |   |
|--|--|---|
| DOM: <b>1</b><br>Mkt Dt: <b>10/07/22</b><br>Agent/Own: <b>No</b><br>For Appointment Call: <b>800-746-9464</b><br>Listing Agent: <b>Sandy Plachecki (25742)</b><br>Listing Team:<br>Listing Office: <b>EXP Realty LLC Fort Mill (372905)</b><br>Buyer Agency: <b>3%</b><br>Named Prosp: <b>No</b><br>Web Url: | CDOM: <b>104</b><br>UC Dt: <b>10/07/22</b><br>TOM Dt:<br>DDP-End Date:<br>List Type:<br>Agent Phone: | Expiry Dt:<br>With Dt:<br><b>Exclusive Right</b><br><b>336-264-8933</b><br><b>888-440-2798</b><br>Transaction Broker: <b>0%</b><br>Seller Name: <b>Harborlight Homes, LLC</b><br>Full Service: <b>Yes</b> |
|--|--|---|

### Closed Information

Closed Dt: Proj Closed Dt: Closed Price: Slr Contr:  
 Terms: Sold Comp Type:



Prepared By: Joe Rupp

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