

215000 1br (12002 USD)




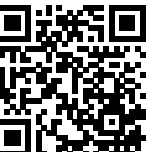








Location South Carolina
https://www.genclassifieds.com/x-636706-z

Description
\$215,000. Appraised value above asking price. Same two bed / two bath unit with no upgrades comps at \$190,000. Stunning Lake Murray views from this very close-in waterfront condo at Spence's Point with \$70,000 in recent upscale remodeling. (The pics will tell this story.) New Trane AC Unit with 10 year tyransferable warranty. New hardwood floors and windows throughout and very high end kitchen, 2 bed / 2 bath. Master bedroom has an en suite bathroom. Cathedral ceiling in Great Room. New upscale gas-burning fireplace. Screened Offered below porch. Upscale ceiling fans in bedrooms, Great Room and porch. Beautiful community cabana and pool with newer poolside kitchen accessible to property owners. Slips available in newer \$1M private marina (last update was very inexpensive \$125/month). Dry storage available. Reserved off-street parking. Minutes to shopping in this very well maintained property. The actual move-in date is negotiable. Numerous updates/renovations done that follow:

- \$3,500 (est.) in labor to remove all "popcorn" ceilings except in closets and remove old cabinetry and appliances from kitchen
- \$4,500 for new Trane AC unit with 10 year transferable warranty
- \$7,000 in new windows throughout
- \$10,000 in new hardwood flooring in the rest of the unit
- \$9,500 in new kitchen appliances
- \$2,500 in new kitchen counter tops
- \$20,000 in new kitchen cabinets

\$1,500 in electrical work to install dimmers, great room ceiling lights, in-cabinet and under-cabinet lighting, and the same for the bedrooms. New popcorn ceilings removed and replaced with smooth. New fireplace in the Great Room (materials and labor cost). New fireplace in the Master Bedroom and installed a new propane gas fireplace. All door hardware throughout was replaced, as well as cabinet pulls in the bathrooms. \$800 -- both bathroom and both bedroom doors are new, they were rather expensive, but more sound proof than the previous ones -- they were about \$575 per door plus labor for mortising and installation. \$1,200 for time and materials for installing upgraded soundproofing under the wood flooring

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