

215000 2br (12002 USD)



Location **South Carolina**
<https://www.genclassifieds.com/x-679510-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 installed 08/12/15.
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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 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

<p>\$9,500 in new kitchen appliances \$2,500 for new kitchen countertops \$2,500 for new kitchen cabinets \$2,500 in electrical work to install dimmers, up a room ceiling, in-cabinet and under-cabinet lighting and three fans \$800 for three ceiling fans</p>				
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\$1,500 for new fireplace mantle (materials and labor costs)

\$1,200 for new fireplace logs and installation of propane line

All door hardware throughout was replaced, as well as cabinet pulls in the bathrooms.

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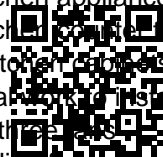
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\$1,200 for time and materials for installing upgraded soundproofing under the wood flooring