

215000 2br (12002 USD)





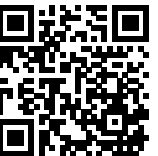
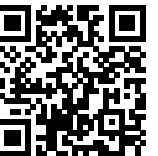






Location **South Carolina**
<https://www.genclassifieds.com/x-679510-z>

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.

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

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