

**Single Family (Active)**

**MLS#:** 726655  
**2050 Durand RD**  
 Fort Mill, SC 29715

**Area:** 17/7  
**LP:** \$ 259,900

**Media:** 8

**Subdivision:** Baden Village  
**Tax Loc:** York  
**County:** York  
**Total Fin HLA:** 3254  
**Unheated SqFt:** 324  
**Additional SqFt:**  
**SqFt Source:** Plan  
**Beds:** 4  
**Baths:** 2/1  
**Single Fam Atch:** No

SqFt	Heated	Unheated
<b>Main:</b>	0	0
<b>Upper:</b>	0	0
<b>Lower:</b>	0	0
<b>Bsmt:</b>	0	0
<b>Third:</b>	0	0

**New Construction:** No      **Year Built:** 2006      **Completed:**      **Builder:** Cp Morgan      **Model:** 3254

**SCHOOLS**

**Elementary:** Springfield      **Middle:** Springfield      **High:** Nation Ford

**ROOMS**

**Main:** Dining Rm, Foyer, Great Rm, Kitchen, Laundry, Living Rm  
**Upper:** Bedroom 2, Bedroom 3, Bedroom 4, Bonus Rm, Master BR  
**Lower:** None  
**Basement:** None  
**Third:** None

	Main	Upper	Lower	Bsmt	Third	Total
<b>Full Baths</b>	0	2	0	0	0	2
<b>Half Baths</b>	1	0	0	0	0	1

**PROPERTY**

**Approx Lot Dimension:** 50x109x47      **Approx. Acres:** 0.13      **Tax Value:** \$ 208,000  
**Parcel ID:** [7290000116](#)      **Legal:** 0      **HOA Fee:** \$ 600  
**Deed Ref:** 0      **Zoning:** REs      **HOA Mgmt:** Omni Management  
**Lot Description:**      **HOA Phone:** 704.945.7121

**DESCRIPTION**

**Type:** 2 Story      **Style:**      **Exterior Const:** Vinyl  
**Parking:** 2 Car Garage      **Driveway:** Concrete      **Foundation:** Slab  
**Fireplace:** No      **Fireplace Location:**      **Laundry:** 1st Floor  
**Floor:** Vinyl / Linoleum, Wall-to wall Carpet      **Doors/Windows:** Insulated Windows  
**Equipment:** Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave, Smoke Detector  
**Interior Features:**  
**Exterior Features:** Patio, Porch  
**Community Features:** Pool, Walking Trails

**UTILITIES**

**Water/Sewer:** City Sewer, City Water      **HVAC:** Central Air      **Water Heater:** Gas

**DIRECTIONS**

**Instructions:** Lockbox/Key  
**Directions:** I-77 South to exit 88. Left onto Gold Hill Rd. Travel 2.9 miles to a left onto AO Jones. Right onto Durand RD

**REMARKS**

Stunning curb appeal, plus choice lot with wooded yard. Special features include cathedral ceilings & a bay window ,cozy living room flooded with light from abundance of windows. The elegant kitchen features massive 36in. cabinets. Upgraded to the hilt:track lighting,brushed nickel fixtures,lazy susan, 33 windows,dual vanities, spindle railing, gas line for grill, 5 ceiling fans,& 9 ft. ceilings.

**LISTING INFORMATION**

	<b>FOR APPOINTMENT CALL:</b>	<b>704-549-0002</b>	<b>Office Inv:</b>
	<b>List Agent:</b> <a href="#">Ryan Barker</a>	(704) 737-1777	<b>Full Service:</b> Yes
	<b>List Agent 2:</b>		<b>Agency Coop:</b> BuyerAgent
	<b>List Office:</b> Wilkinson & Associates	(704) 393-0048	<b>Excl:</b> R <b>A/O:</b> N
	<b>Seller Name:</b> Sandy Harmening	--	<b>SA:</b> 0% <b>BA:</b> 3%
	<b>Dual/Var:</b> No	<b>Named Prospects:</b> No	<b>Prop. Fin.:</b> Cash, Conventional, FHA, FMHA, VA
	<b>Bonus:</b>		

**AGENT REMARKS**

Ask about all the upgrades. There are thousands worth.

**COMPANY REMARKS**

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 Prepared By: [Ryan Barker](#), Fri, Nov 30, 2007 03:29 PM