MLS #: R339396A (Active) **116 WINNIPEG ROAD North Augusta, SC 29841**

STYLE: Ranch
TOTAL # ROOMS: 8
BEDROOMS: 2
FULL BATHS: 2
HALF BATHS: 0
APX TOTAL HEATED SQFT: 1100
APX YEAR BUILT: 2011

BLDG/UNIT #:
AREA/ZONE: Aiken (1AI)
COUNTY: AIKEN
SUBDIVISION: OTHER
CONDO NAME:
ELEMENTARY SCHOOL: Belvedere
MIDDLE SCHOOL: North Augusta
HIGH SCHOOL: North Augusta

PARCEL #: ***QUADRANT:*** 1AI ***PHASE:***
LOT #: ***FIELD UNIT:*** ***BUILDING #:*** ***BLOCK:*** ***SECTION:***
TOTAL ACRES: 0.1 ***LOT SIZE:***
DEED BOOK & PAGE: / ***PLAT BOOK & PAGE:*** /
NEW CONSTRUCTION: Yes ***BUILDER NAME:***

EXTERIOR FEATURES: Fenced Yard
LOT DESCRIPTION: Other-See Remarks ***DRIVEWAY:*** Concrete

	Length:	Width:	Lvl:		Length:	Width:	Lvl:		Length:	Width:	Lvl:
Living Rm:	16	13	M	Owner Bedroom:	13	13	M	None	0	0	-
Kitchen:	13	10	M	Bedroom 2:	12	12	M	None	0	0	-
Dining Rm:	13	10	M	Bedroom 3:	0	0	-	None	0	0	-
Family Rm:	0	0	-	Bedroom 4:	0	0	-				
Great Rm:	0	0	-	Bedroom 5:	0	0	-				
Breakfast Rm:	0	0	-								

HOA: Yes ***HOA MANDATORY:*** Yes ***ANNUAL ASSOC FEE:*** 400
TAXES: ***TAX YEAR:***

FIREPLACE: No ***# FIREPLACES:*** 0 ***FIREPLACE DETAILS:*** Other-See Remarks
BASEMENT: ***APX BSMT SQFT:*** 0 ***SQFT DATA SOURCE:*** OT

POOL: ***NEIGHBORHOOD AMENITIES:*** Other-See Remarks

INTERIOR FEATURES: Drywall, Foyer, Smoke Detector, Washer/Dryer Connection
APPLIANCES: Dishwasher, Microwave, Range-Electric
EXTRA ROOMS: Other-See Remarks

EXTERIOR FINISH: Brick, Stone, Vinyl
FOUNDATION/BASEMENT: Slab
ATTIC: Pull Down Stairs
ROOF: Comp Shingle
WATER: Public
SEWER: Public

GARAGE/CARPORT: Parking Pad
PORCH: Porch, Covered, Front
FLOORING: Ceramic Tile, Carpet
HEAT DELIVERY: Heat Pump
FUEL SOURCE: Electric
AC/VENTILATION: Central

DIRECTIONS: From Augusta I20 to exit 1 rt on Martintown Rd. Past Belvedere Clearwater Rd, go to where Georgia Ave and Knox Ave (HWY 25) merge and take left onto Chalet North. Follow all the way onto private rd until ends into townhomes.

PROPERTY DESCRIPTION: Great new construction 2bd 2ba townhome in North Augusta. Enjoy the wonderful open floor plan and living room with vaulted ceiling! The kitchen features ceramic tile flooring and a large breakfast bar. The kitchen comes with microwave, dishwasher and stove! Fall in love with all the upgrades including brushed bronze light fixtures and knobs. The master bedroom features a trey ceiling and all the bathrooms have upgraded ceramic tile flooring and cultured marble bathroom vanity tops. There is a wonderful covered front porch and washer and dryer connections. The private road to the property will soon be repaved and the backyard will be fenced. Seller pays buyers closing cost with preferred lender.

Information Herein Deemed Reliable but Not Guaranteed

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