

Feature Sheet

7/19/25



Listing Agent:
Anna Winstead

Phone:
864-378-4944

Email:
annawinstead@icloud.com

217 Amelia Dr., McCormick, SC

Listing Price: \$460,000

1990 HSF Golf Course Home

Lee Builders Preston Design with Sunroom

Main Floor

Kitchen

- Whirlpool stainless appliances
- Granite counter tops with tile backsplash
- LVP flooring
- Large rectangular island with sink and dishwasher overlooks Great Room and Dining Room
- Electric range with flat cooktop
- Over the range microwave with externally vented exhaust fan
- Double stainless steel sink
- Under counter pull-out trash drawer
- 2 Deep pot drawers

Dining Room

- Chandelier
- Wainscoting
- LVP flooring

Great Room

- Ventless, stone fireplace (propane) with wall switch and remote
- Cathedral ceiling with fan/light combo
- LVP flooring
- Doors to sunroom

Sunroom

- 4-season, on house heating and cooling
- LVP flooring
- Cathedral T&G ceiling with fan/light combo
- Access to patio and backyard

Primary Bedroom Suite

- Carpeted flooring
- Large triple window
- Tray ceiling
- Fan/light combo
- Private bathroom

Bedroom #2

- Carpeted flooring
- Fan/light combo
- Large double window

Bedroom #3

- Carpeted flooring
- Fan/light combo
- Large double window

Primary Bath

- Tiled floor and shower
- Separate water closet
- Dual vanity
- Walk-in shower with glass door, built-in shelves and transom window
- Large walk-in closet

Guest Bath (Hall)

- LVP flooring
- Tub/shower combo
- Granite single vanity

Continued on next page

Foyer/Entryway

- Covered portico
- Storm door
- LVP Flooring
- Wainscoting
- Chandelier
- Entrance to hall with 2nd bedroom and guest bathroom
- Entrance to 3rd bedroom

Laundry/Mud Room

- Laundry and large linen closet isolated with pocket door
- Large walk-in pantry

- LVP Flooring
- Entry to garage

Garage

- Oversized with room for workshop
- Exterior keypad and remote for door
- Pull-down stairs to floored attic storage area above the garage

Exterior

- Irrigation all around
- Hardiplank and stone front, Hardiplank sides and back
- Grilling patio accessible from sunroom
- 2 car wide driveway

CUSTOMIZATIONS AND UPGRADES

- Screened porch converted to 4 season sunroom in 2023

AGE OF MAJOR FEATURES

Home was built in 2021 and has all original features.

ITEMS THAT CONVEY

- All kitchen appliances
- All window treatments
- Washer and dryer