

Call toll-free for more details or to schedule a showing: **(877) 836-1040**

Tour this home on-line at www.myprivategallery.info

Search the entire Western Upstate MLS on-line at www.upstateserver.com

231 Winding Oaks Drive Waterford Pointe, Seneca



Western Upstate MLS 20093573 \$598,500

STRIKING CONTEMPORARY HOME

The Living Room's cathedral ceiling soars above a three-sided, glass enclosed, wood burning fireplace that forms the focal point of this lake community contemporary home. The adjoining Dining Area overlooks a hidden Atrium garden complete with waterfall and koi pond. Three bedrooms and three full baths arranged as three suites include the spacious main level Master Suite. Two car garage with plenty of workspace. Unfinished Bonus Room with plumbing rough-ins could become fourth bedroom or office/study. Conveys with deeded boat slip (B-16) in nearby Waterford Pointe marina.



**The Eldon Blust Team
Integrity Realty, Inc.**

Call "Anytime" (864) 886-1040

MULTIPLE LISTING SERVICE
MLS



This information is deemed reliable, but not guaranteed. Neither the Western Upstate Association of REALTORS®/Western Upstate Multiple Listing Service, nor the listing broker, nor their agents or subagents are responsible for the accuracy of the information. The buyer is responsible for verifying all information.

Up to \$8,000 Homebuyer Credit



The American Recovery and Reinvestment Act of 2009 as amended provides tax credits for both first-time and current homeowner buyers.

- For purposes of the program, a **1st-time home buyer** (eligible for up to \$8,000) is someone who has not owned a principal residence during the three-year period prior to the purchase. A **current homeowner buyer** (eligible for up to \$6,500) must have used a home previously sold or currently offered for sale as a principle residence for five of the previous eight years
- The tax credit applies only to the purchase of homes used as a taxpayer's principle residence.
- The tax credit is fully refundable, meaning the credit will be paid out to eligible taxpayers even if they owe no tax or the credit is more than the tax owed.
- The tax credit does not have to be repaid.
- The tax credit is equal to 10 percent of the home's purchase price up to a maximum of \$8,000 (or \$6,500).
- The credit is available for homes purchased on or before April 30, 2010 that close on or before July 1, 2010.
- Certain financing arrangements, include bridge loans, permit the tax credit to be used as a down payment or to cover closing costs.
- Single taxpayers with incomes up to \$125,000 and married couples with incomes up to \$225,000 qualify for the full tax credit.

This not an exhaustive explanation of the program. Be sure to check with your tax professional and/or mortgage broker. Call Integrity Realty, Inc. at (864) 886-1040 for additional details.

Integrity Festival of Savings

Special Financing Packages Available From Dominion Mortgage



Full spectrum of financing options customized to meet your individual needs. Primary, Investment, Residential and Lot.

Call Lowell Macher at (864) 882-1105 for details

The Eldon Blust Team
Integrity Realty, Inc.



Call (864) 886-1040 for complete details