

## Cross Property Client Full w/photos

**7403 Newmans Lane, Charlotte NC 28270-6002**

MLS#: <b>3728936</b>	Category: <b>Condo/Townhouse</b>	Parcel ID: <b>189-321-14</b>	List Price: <b>\$350,000</b>
Status: <b>Closed</b>	Tax Location: <b>Charlotte</b>	County: <b>Mecklenburg</b>	Closed Price: <b>\$325,000</b>
Subdivision: <b>Newman Manor</b>	Tax Value: <b>\$266,600</b>	Zoning: <b>R20MF</b>	
Zoning Desc: <b>L14 M20-991</b>	Complex: <b>Newman Manor</b>	Deed Ref: <b>32022-124</b>	
Legal Desc: <b>0.04</b>	Approx Lot Dim: <b>18 X 105</b>	Lot/Unit #: <b></b>	
Approx Acres: <b>0.04</b>		Elevation: <b></b>	
Lot Desc: <b>Private, Wooded</b>			



General Information

Type: **2 Story**  
 Style: **Traditional**  
 Construction Type: **Site Built**

School Information

Elem: **Rama Road**  
 Middle: **McClintock**  
 High: **East Mecklenburg**

HLA

Main: **1,128**  
 Upper: **762**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,890**  
 Total: **1,890**

Non-HLA Sqft

Main: **114**  
 Upper: **33**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **147**

Bldg Information

Beds: **3**  
 Baths: **3/0**  
 Year Built: **1985**  
 New Const: **No**  
 Prop Compl Date:   
 Construct Status:   
 Builder:   
 Model:   
 Garage Sqft: **293**

Additional Information

Prop Fin: **Cash, Conventional**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
<b>Main</b>	<b>1</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Breakfast, Dining Room, Entry Hall, Great Room, Kitchen, Laundry, Master Bedroom, Sunroom</b>
<b>Upper</b>	<b>2</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Loft, Master Bedroom</b>

Features

Parking: **Detached Garage, Garage - 1 Car** Main Level Garage: **Yes**  
 Driveway: **Concrete**  
 Laundry: **Main, Closet** Doors/Windows: **g-Insulated Door(s)**  
 Foundation: **Slab** Fixtures Exceptions: **No**  
 Fireplaces: **Gas Logs, Great Room**  
 Floors: **Carpet, Tile, Wood**  
 Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Electric Oven, Ice Maker Connection, Microwave**  
 Interior Feat: **Cable Available, Open Floorplan, Window Treatments**  
 Exterior Covering: **Wood**

Utilities

Sewer: **City Sewer** Water: **City Water**  
 HVAC: **Central Air, Heat Pump - Heat** Wtr Htr: **Electric**

Association Information

Subject To HOA: **Required** Subj to CCRs:  HOA Subj Dues: **Mandatory**  
 HOA Management: **Hiltz Mgmt** HOA Phone: **704-333-3355** Assoc Fee: **\$299/Monthly**

Condo/Townhouse Information

Ownership Type: **Townhouse** Unit's Level In Bldg: **1**  
 Land Included: **Yes** Entry Level: **Main**

Remarks

Public Remarks: **Country living in the city! Hard to find secluded townhome close to South Park & the natural beauty of McAlpine Creek Parkway. Fabulous rustic brick and wood siding 2 story townhome with lots of curb appeal, a detached garage, courtyard, sunroom, patio and master bedroom patio overlooking greenway. Fabulous floor plan with a full bedroom and bath on the lower level and 2 bedrooms and full bathrooms and a loft upstairs. Possible to have 2 MBR suites, one up and one down. Each bedroom has its own private bath. Home features wood floors on most of lower level and stairs, new carpet upstairs, soft decorator paints throughout, updated lighting and plumbing fixtures including recessed lighting and ceiling fans. Kitchen features soft grey cabinets, hard surface counters and stainless appliances. Beautiful staircase of iron and wood completes the look. Sunroom off great room with fireplace feels like a window to nature. New HVAC, roof recently replaced, new hot water heater and windows.**  
 Directions: **Sardis Road, left or right into Newmans Manor. Home is at the very end.**

Listing Information

DOM: **7** CDOM: **7** Closed Dt: **05/27/21** Slr Contr: **\$0**  
 UC Dt: **04/16/21** DDP-End Date: **05/01/21** Close Price: **\$325,000** LTC: **48**









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