

Cross Property Client Full w/photos

9803 Andrea Way, Charlotte, NC 28277-2125

MLS#: 3759482	Category: Single Family	Parcel ID: 229-012-50	List Price: \$435,000
Status: Closed	Tax Location: Mecklenburg	County: Mecklenburg	Closed Price: \$485,000
Subdivision: Wynridge Estates	Tax Value: \$353,200	Zoning: R3	
Zoning Desc:		Deed Ref: 10375-302	
Legal Desc: L53 M29-376		Lot/Unit #:	
Approx Acres: 0.48	Approx Lot Dim: 32 X 195 X 107 X 132 X 147	Elevation:	
Lot Desc: Cul-de-sac Lot			



General Information

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

HLA
 Main: **1,498**
 Upper: **1,056**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **2,554**
 Total Primary HLA: **2,554**

Non-HLA Sqft
 Main: **0**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Total: **0**

Additional Sqft: **0**

School Information

Elem: **Elon Park**
 Middle: **Community House**
 High: **Ardrey Kell**

Bldg Information

Beds: **4**
 Baths: **2/1**
 Year Built: **1999**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:
 Garage Sqft: **464**

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **Estate**
 Road Responsibility: **Publicly Maintained Road**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Breakfast, Dining Room, Entry Hall, Great Room-Two Story, Kitchen, Laundry, Primary Bedroom
Upper	3	1/0	Bathroom(s), Bedroom(s), Bonus Room

Features

Parking: **Attached Garage, Garage - 2 Car, Side Load Garage** Main Level Garage: **Yes**
 Driveway: **Concrete**
 Laundry: **Main, Laundry Room** Doors/Windows:
 Foundation: **Slab** Fixtures Exceptions: **No**
 Fireplaces: **Yes, Gas Logs, Great Room**
 Floors: **Carpet, Prefinished Wood, Tile, Vinyl Plank**
 Equip: **Cable Prewire, Ceiling Fan(s), Cooktop Electric, Dishwasher, Electric Oven, Ice Maker Connection, Microwave, Refrigerator**
 Comm Features: **Sidewalk, Street Lights**
 Interior Feat: **Cable Available, Garden Tub, Tray Ceiling, Walk-In Closet(s)**
 Exterior Covering: **Brick Partial, Vinyl**
 Porch:

Roof: **Composition Shingle**

Sewer: **City Sewer** Water: **City Water**
 HVAC: **Central Air, Gas Hot Air Furnace, Multizone A/C, MultiZone Heat** Wtr Htr: **Gas**

Association Information

Subject To HOA: **Required** Subj to CCRs:
 HOA Management: **Red Rocks Mgmt** HOA Phone: **888-757-3376** HOA Subj Dues: **Voluntary**
 HOA Email: **support@gowithredrock.HOA 2 Email:** Assoc Fee: **\$178/Semi-Annually**

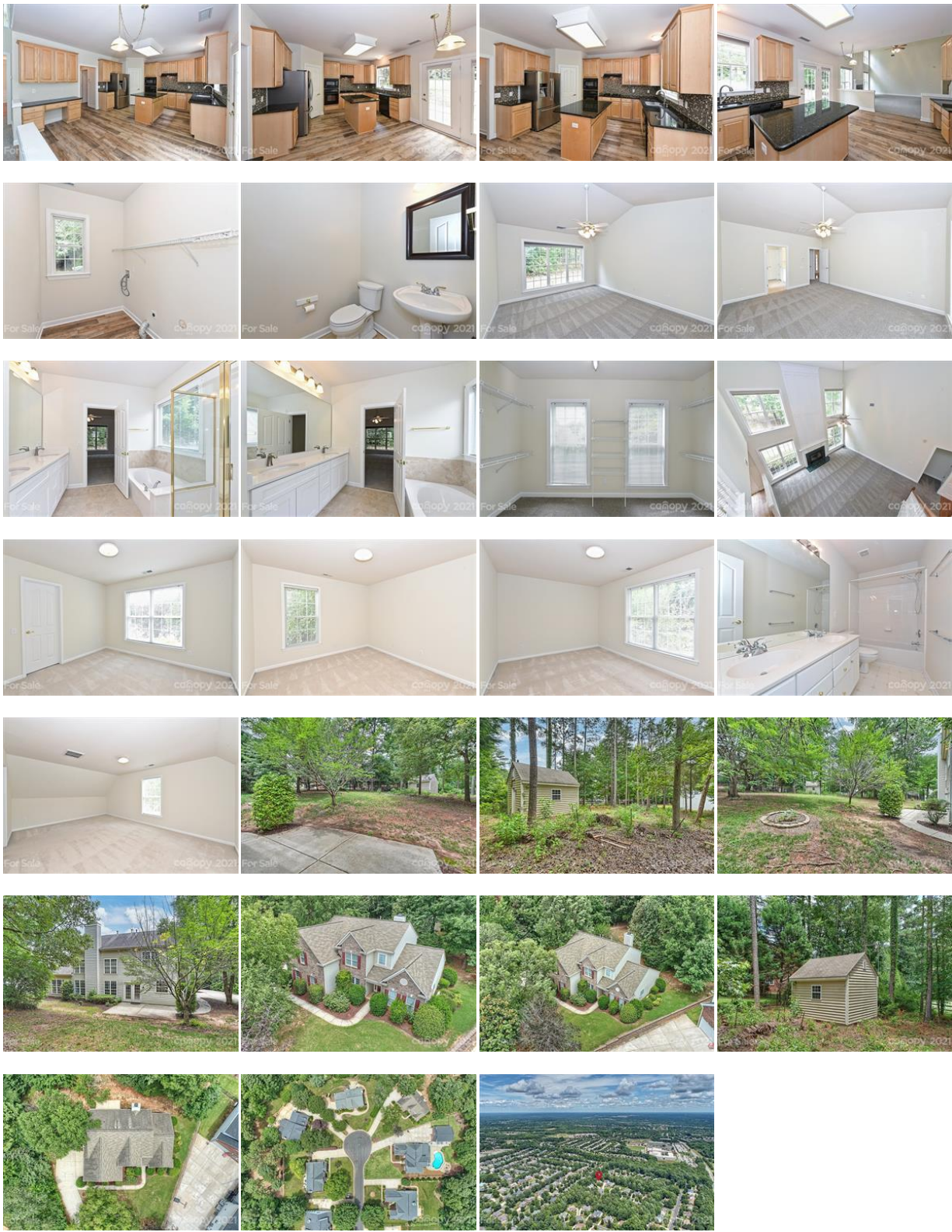
Remarks

Public Remarks: **Lovely 4 BR, 2.5 BTH 2 story transitional located at the end of a quiet cul de sac in Wynridge Estates on a large app. 1/2 acre lot. Home has been freshly painted on all of the interior, new carpeting on lower level, new luxury vinyl plan on lower level. Master bedroom is on mail level and has beautiful views of the back yard. Master bath features a new double sink vanity, quartz counters and updated fixtures. Upstairs are 3 large bedrooms, a full bath and an oversized bonus room. Two story great room is bright and open with a wall of windows. Bright and open kitchen has maple cabinets, granite counters, and backsplash and opens to breakfast room and great room. Great home in fabulous Ballantyne location close to everything. This is an estate sale, owner's sister is executor of the estate and has never lived in the home. Necessary updates were made to offer the buyers the opportunity to personalize this home once they move it. Priced to sell quickly. Showings start 9 AM Friday.**

Listing Information

DOM: **1** CDOM: **1** Closed Dt: **08/03/21** Slr Contr: **\$0**
 UC Dt: **07/12/21** DDP-End Date: **07/26/21** Close Price: **\$485,000** LTC: **25**





Prepared By: Linda Hoverman ONeal

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