

Cross Property Client Full

12608 Parks Farm Lane, Charlotte NC 28277-5628

MLS#: **3267141**
 Status: **Closed**
 Subdivision: **Raeburn**
 Zoning Desc: **SFR**
 Legal Desc: **L26 B8 M22-62**
 Approx Acres: **0.34**
 Lot Desc:

Category: **Single Family**
 Tax Location: **Charlotte**
 Tax Value: **\$194,200**
 Approx Lot Dim: **177 X 84 X 174 X 86**

Parcel ID: **229-073-26**
 County: **Mecklenburg**
 Zoning: **R3**
 Deed Ref: **5944-522**
 Lot/Unit #:
 Elevation:

List Price: **\$299,999**
 Closed Price: **\$300,000**



General Information

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

HLA
 Main: **1,139**
 Upper: **1,015**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **2,154**
 Total: **2,154**

Additional Sqft: **0**

Unheated Sqft

Main: **463**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Total: **463**

School Information

Elem: **Hawk Ridge**
 Middle: **Community House**
 High: **Ardrey Kell**

Bldg Information

Beds: **4**
 Baths: **2/1**
 Year Built: **1988**
 New Const: **No**
 Construct Status:
 Builder:
 Model:

Garage Sqft:

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

Room Information

Room Level	Beds	Baths	Room Type
Main	0	0/1	Bathroom(s), Breakfast, Den, Dining Room, Entry Hall, Family Room, Kitchen, Laundry, Living Room, Mud, Pantry
Upper	4	2/	Bathroom(s), Bedroom(s)

Features

Parking: **Garage - 2 Car**
 Driveway: **Concrete**
 Laundry: **Main, Laundry Room**
 Foundation: **Slab**
 Fireplaces: **Yes, Den**
 Floors: **Carpet, Tile, Vinyl/Linoleum, Wood**
 Equip: **Cable Prewire, Ceiling Fan(s), CO Detector, Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven, Exhaust Fan, Ice Maker Connection, Microwave**
 Comm Features: **Playground, Pool, Recreation Area, Tennis Court(s), Walking Trails**
 Interior Feat: **Attic Stairs Pulldown, Garden Tub, Pantry, Tray Ceiling, Walk-In Closet(s)**
 Exterior Feat: **Deck, Fenced Yard**
 Exterior Const: **Hardboard Siding**
 Porch: **Covered, Front**
 Street: **Paved**

Doors/Windows:
 Fixtures Exceptions: **No**

Main Level Garage: **Yes**

Roof: **Composition Shingle**

Utilities

Sewer: **City Sewer**
 HVAC: **Central Air, Gas Hot Air**
 Water: **City Water**
 Wtr Htr: **Electric**

Association Information

Subject To HOA: **Required**
 HOA Management: **Cedar Management**
 Proposed Spcl Assess: **No**
 Subj to CCRs: **Yes**
 HOA Phone: **704-644-8808**
 Confirm Spcl Assess: **No**
 HOA Subj Dues: **Mandatory**
 Assoc Fee: **\$145/Quarterly**
 Remarks

Public Remarks: **GREAT layout & 4 BEDROOMS! Mins to Ballantyne, Blakeney, & I485! Gorgeous LARGE BACKYARD w/privacy trees & partially covered DOUBLE DECK-Perfect outdoor space to entertain/relax. Freshly painted OPEN kitchen w/NEW STYLISH GRANITE & SINK; Den w/gas logs; REAL HARDWOODS & FLAT CEILINGS downstairs; Unique BUTLER PANTRY w/tile, sink & fridge; Separate laundry rm. UPDATES include NEWER windows, gutters, roof, HVAC Down (8yrs), AC Up (3yrs), ENTIRE EXTERIOR freshly painted & siding replaced as needed.**

Directions: **I485 to Rea Road, Travel South down Rea approximately 1.5 miles. Turn LEFT on Park Farm Lane and drive almost to the end of Park Farm. Home will be on your right, a few homes down from the end of the cul-de-sac.**

Listing Information

DOM: **7** CDOM: **7** Closed Dt: **08/03/17** Slr Contr: **\$0**
 UC Dt: **06/02/17** DDP-End Date: **06/28/17** Close Price: **\$300,000** LTC: **69**

Prepared By: Linda Hoverman ONeal

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