



Cross Property Client Full

4000 Waterford Drive, Charlotte NC 28226-7828

List Price: **\$469,900**

MLS#: **3724568** Category: **Single Family** Parcel ID **209-301-10**
 Status: **Under Contract-Show DDP** Tax Location: **Charlotte** County: **Mecklenburg**
 Subdivision: **Carmel Valley** Tax Value: **\$353,300** Zoning: **R3**
 Zoning Desc: Deed Ref **32988-847**
 Legal Desc: **L7 B1 M18-269** Lot/Unit :
 Approx Acres: **0.36** Approx Lot Dim:
 Lot Desc: **Private, Wooded** Elevation



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

School Information
 Elem: **Beverly Woods**
 Middle: **Carmel**
 High: **South Mecklenburg**

HLA
 Main: **1,220**
 Upper: **964**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **2,184**
 Total: **2,184**

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

Bldg Information
 Beds: **4**
 Baths: **2/1**
 Year Built: **1980**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:
 Garage Sqft: **492**

Additional Information
 Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Room Information

Room Level	Beds	Baths	Room Type
Main	0	0/1	Bathroom(s), Breakfast, Dining Room, Family Room, Foyer, Kitchen, Living Room
Upper	4	2/0	Bathroom(s), Bedroom(s), Master Bedroom

Features

Parking: **Attached Garage, Garage - 2 Car, Garage Door Opener, Keypad Entry, Parking Space - 4+** Main Level Garage: **Yes**

Driveway: **Concrete** Doors/Windows:

Laundry: **Main** Fixtures Exceptions: **No**

Foundation: **Crawl Space**

Fireplaces: **Family Room**

Floors: **Tile, Wood**

Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Oven, Electric Range**

Interior Feat: **Breakfast Bar, Cable Available, Garden Tub, Open Floorplan, Walk-In Closet(s), Whirlpool, Window Treatments**

Exterior Feat: **Fenced Yard, In-Ground Irrigation, Shed(s)**

Exterior Covering: **Brick Partial, Vinyl**

Porch: **Front, Screened** Roof: **Architectural Shingle**

Utilities

Sewer: **City Sewer** Water: **City Water** Wtr Htr: **Electric**

HVAC: **Central Air, Heat Pump - Heat**

Subject To HOA: **None** Subj to CCRs: HOA Subj Dues:

Remarks

Public Remarks: **Fabulous 4 BR, 2.5 BTH 2 story on lg lot just minutes from South Park! European elegance abounds from custom front doors to exquisite light fixtures & moldings/baseboards throughout. Owners have made significant updates over the years incl. no maintenance siding & newer roof. Must see the 900 SQFT deck complete w/ screened porch & 28 lights on lg. posts. Home offers custom features found in high end luxury homes like Kohler plumbing fixtures & toilets, exquisite hardwood & tile flooring, limestone columns, dimmers, custom silk window treatments, bidet in MBTH, HVAC in garage & shed. Gorgeous custom staircase with iron railings. Newer high end kitchen appliances, granite counters & tile backsplash, gorgeous cabinets. New electric panels & recessed lighting & irrigation. Security cameras remain. Custom family room doors. Garage has been fully finished and has AC. Storage shed has AC & electric. Sellers will allow an \$8000 updating allowance. Carmel Road, in on Waterford. Home is on the left.**

Directions:

Listing Information

DOM: **18** CDOM: **18** Closed Dt: Sr Contr:
 UC Dt: **04/19/21** DDP-End Date: **05/21/21** Close Price: LTC:

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