

## Cross Property Client Full

**912 Coachman Drive, Waxhaw NC 28173-6502**

MLS#: <b>3392401</b>	Category: <b>Single Family</b>	Parcel ID: <b>06-201-232</b>	List Price: <b>\$429,900</b>
Status: <b>Closed</b>	Tax Location: <b>Waxhaw</b>	County: <b>Union</b>	Closed Price: <b>\$415,000</b>
Subdivision: <b>Hunter Oaks</b>	Tax Value: <b>\$364,500</b>	Zoning: <b>Res</b>	
Zoning Desc: <b>#64 CREEKSTONE @ HUNTER OAKS BLK1 COACHMAN DR</b>	Approx Lot Dim: <b>12023</b>	Deed Ref: <b>1101-774</b>	
Legal Desc: <b>0.28</b>		Lot/Unit #: <b></b>	
Approx Acres: <b>0.28</b>		Elevation: <b></b>	
Lot Desc: <b>Wooded</b>			



<u>General Information</u>		<u>School Information</u>	
Type:	<b>2 Story</b>	Elem:	<b>Marvin</b>
Style:	<b>Transitional</b>	Middle:	<b>Marvin Ridge</b>
Construction Type:	<b>Site Built</b>	High:	<b>Marvin Ridge</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>1,561</b>	Unheated Sqft	
Upper:	<b>1,571</b>	Main:	<b>0</b>
Third:	<b>0</b>	Upper:	<b>0</b>
Lower:	<b>0</b>	Third:	<b>0</b>
Bsmnt:	<b>0</b>	Lower:	<b>0</b>
Above Grade:	<b>3,132</b>	Bsmnt:	<b>0</b>
Total:	<b>3,132</b>	Total:	<b>0</b>
Additional Sqft:	<b>464</b>	Garage Sqft:	
<u>Additional Information</u>			
Prop Fin:	<b>Cash, Conventional</b>		
Assumable:	<b>No</b>		
Ownership:	<b>Seller owned for at least one year</b>		
Special Conditions:	<b>None</b>		
Publicly Maint Rd:	<b>Yes</b>		

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>0</b>	<b>0/1</b>	<b>Bathroom(s), Breakfast, Dining Room, Entry Hall, Great Room-Two Story, Kitchen, Laundry, Living Room, Office</b>
<b>Upper</b>	<b>4</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Bonus Room, Master Bedroom</b>

Features

Parking:	<b>Attached Garage, Garage - 2 Car, Garage Door Opener</b>	Main Level Garage:	<b>Yes</b>
Driveway:	<b>Concrete</b>	Doors/Windows:	
Laundry:	<b>Main, Laundry Room</b>	Fixtures Exceptions:	<b>No</b>
Foundation:	<b>Crawl Space</b>		
Fireplaces:	<b>Yes, Gas Logs, Great Room</b>		
Floors:	<b>Carpet, Tile, Wood</b>		
Equip:	<b>Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave</b>		
Comm Features:	<b>Playground, Pool, Recreation Area, Sidewalk, Street Lights, Tennis Court(s), Walking Trails</b>		
Interior Feat:	<b>Cable Available, Garden Tub, Kitchen Island, Open Floorplan, Split BR Plan, Walk-In Closet(s)</b>		
Exterior Const:	<b>Brick Veneer Partial, Vinyl</b>		
Porch:	<b>Screened, Patio</b>	Roof:	<b>Architectural Shingle</b>
Street:	<b>Paved</b>		

Utilities

Sewer:	<b>City Sewer</b>	Water:	<b>City Water</b>	Wtr Htr:	<b>Gas</b>
HVAC:	<b>Central Air, Gas Hot Air, Multizone A/C, MultiZone Heat</b>	Association Information:			

Subject To HOA:	<b>Required</b>	Subj to CCRs:		HOA Subj Dues:	<b>Mandatory</b>
		Remarks:			

**Public Remarks:** Beautiful transitional 2 story home on large private wooded lot in Hunter Oaks. AMAZING oversized screened porch perfect for all seasons of the year. The detail work and ceiling on the porch is spectacular. Floor plan offers 4 BRS including a split bedroom layout upstairs and a loft on the upper level. Main level is fabulous with a formal LR, DR, office, 2 story great room open to the kitchen and breakfast room. Large laundry room on main level. Updated baths and lots of updates throughout including Brazilian cherry hardwood floors, designer color paints, granite, stainless steel appliances, lots of new plumbing and light fixtures and new carpet.

**Directions:** Rea Road, left on Creekstone into Hunter Oaks, Left on Coachman

Listing Information

DOM:	<b>38</b>	CDOM:	<b>38</b>	Closed Dt:	<b>07/26/18</b>	Slr Contr:	<b>\$2,000</b>
UC Dt:	<b>06/24/18</b>	DDP-End Date:	<b>07/23/18</b>	Close Price:	<b>\$415,000</b>	LTC:	<b>70</b>

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