Cross Property Client Full

3220 Kemptown Square #70, Waxhaw NC 28173-0142

MLS#:	**3354225**	Category:	**Condo/Townhouse**	Parcel ID:	**06-162-386**	List Price:	**$214,900**
Status:	**Closed**	Tax Location:	**Waxhaw**	County:	**Union**	Closed Price:	**$215,000**
Subdivision:	**Cureton**	Tax Value:	**$169,400**	Zoning:	**RO-29**		
Zoning Desc:		Complex:	**Cureton**	Deed Ref:	**5868**		
Legal Desc:	**#TH70 CURETON PH1 MP7 OPCJ510/OPCK849**			Lot/Unit #:	**70**		
Approx Acres:	**0.06**	Approx Lot Dim:	**101x27x63x42x19**				
Lot Desc:	**End Unit, Private**			Elevation:			

General Information

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

School Information

Elem:	**Unspecified**
Middle:	**Unspecified**
High:	**Unspecified**

HLA

		Unheated Sqft	
Main:	**710**	Main:	**274**
Upper:	**710**	Upper:	**0**
Third:	**0**	Third:	**0**
Lower:	**0**	Lower:	**0**
Bsmnt:	**0**	Bsmt:	**0**
Above Grade:	**1,420**		
Total:	**1,420**	Total:	**274**

Bldg Information

Beds:	**3**
Baths:	**2/1**
Year Built:	**2008**
New Const:	**No**
Construct Status:	
Builder:	
Model:	
Pets:	

Additional Information

Prop Fin:	**Cash, Conventional**
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		**/1**	**Bathroom(s), Dining Area, Entry Hall, Great Room, Kitchen, Living Room, Pantry**
Upper	**3**	**2/**	**Bathroom(s), Bedroom(s), Laundry, Master Bedroom**

Features

Parking:	**Detached Garage, Garage - 1 Car**			Main Level Garage:	**Yes**
Driveway:	**Concrete**	Doors/Windows:	**Storm Door(s)**		
Laundry:	**Upper**	Fixtures Exceptions:	**No**		
Foundation:	**Slab**				
Fireplaces:	**Yes, Gas Logs, Great Room**				
Floors:	**Carpet, Prefinished Wood, Tile**				
Equip:	**Cable Prewire, Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven, Ice Maker Connection, Microwave**				
Interior Feat:	**Breakfast Bar, Vaulted Ceiling**				
Exterior Feat:	**Lawn Maintenance**				
Exterior Const:	**Stone, Vinyl**				
Porch:	**Covered, Front, Patio**	Roof:			
Street:	**Paved**				

Utilities

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

Association Information

Subject To HOA:	**Required**	Subj to CCRs:	**Yes**	HOA Subj Dues:	**Mandatory**
HOA Management:	**Cedar Management**	HOA Phone:	**704-644-8808**	Assoc Fee:	**$165/Monthly**
Proposed Spcl Assess:	**No**	Confirm Spcl Assess:	**No**		

Condo/Townhouse Information

Entry Level:	**Main**	Unit's Level In Bldng:	**1**	Land Included:	**Yes**

Remarks

Public Remarks: **Light & Bright End Unit w/New Carpet and Freshly Painted Throughout. Ready for Immediate Move-In!! 42" Kitchen Cabinets, Granite Counter-tops, Tile Back Splash, SS Appliances, New Whirlpool Dishwasher, Hardwood Floors, Recessed & Pendant Lighting over Breakfast Bar. Great Room with Gas Fireplace and Ceiling Fan. Sliding Glass Door to Private Patio, Storage Closet and Spacious Rear Entry 1 Car Garage Plus Extra Parking in Front of Unit. Powder Room w/Hardwoods and Pedestal Sink. Vaulted 2nd Floor Master BR, Two Additional Bedrooms and Tile floors in both bathrooms. Walk to Community Amenities - Resort-Style Pool, Fitness Center, Playground, Pond, Club House & Walking Trails. Close to Cureton Town Center with Many Restaurants, Grocery Store, Church, New Hospital and Doctors' Offices Nearby!!! This One Won't Last!**

Directions: **I-485 - South on Providence Road towards Waxhaw, approximately 7 miles turn (R) on Sunset Hill into Cureton (R) onto Kemptown Square - end unit down on right.**

Listing Information

DOM:	**6**	CDOM:	**6**	Closed Dt:	**02/23/18**	Slr Contr:	**$0**
UC Dt:	**01/31/18**	DDP-End Date:	**02/14/18**	Close Price:	**$215,000**	LTC:	**29**

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