



**3341 Chilham Place, Charlotte NC 28226**

MLS#: <b>3222726</b>	Category: <b>Single Family</b>	Parcel ID: <b>211-263-32</b>	List Price: <b>\$325,000</b>
Status: <b>Closed</b>	Tax Location: <b>Charlotte</b>	County: <b>Mecklenburg</b>	Closed Price: <b>\$307,500</b>
Subdivision: <b>Ridgeloach</b>	Tax Value: <b>\$240,100</b>	Zoning Desc: <b>R3</b>	
Zoning: <b>Residential</b>		Deed Reference: <b>9476-445</b>	
Legal Desc: <b>L60 M19-32</b>		Lot/Unit #:	
Approx Acres: <b>0.60</b>	Approx Lot Dim: <b>115 X 198 X 210 X 180</b>	Elevation:	
Lot Desc: <b>Cul-de-sac Lot</b>			



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General Information

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

HLA  
 Main: **1,441**  
 Upper: **890**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **2,331**  
 Total: **2,331**

Unheated Sqft  
 Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **0**

Additional Sqft: **1,145**

Additional Information

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

School Information

Elem: **Olde Providence**  
 Middle: **South Charlotte**  
 High: **Providence**

Bldg Information

Beds: **4**  
 Baths: **2/0**  
 Year Built: **1981**  
 New Const: **No**  
 Construct Status: **Complete**  
 Builder:  
 Model:

Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/0</b>	<b>Bathroom(s), Breakfast, Den, Dining Rm, Entry Hall, Kitchen, Laundry, Living Rm, Master BR, Sitting</b>
<b>Upper</b>	<b>3</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s)</b>

Features

Green Cert: **None**  
 Parking: **Attached Garage, Garage - 4+ Car, Garage Door Opener** Main Level Garage: **Yes**  
 Driveway: **Concrete** Doors/Windows: **g-Insulated Windows**  
 Laundry: **1st Floor, Utility Room** Fixtures Exceptions: **No**  
 Foundation: **Crawl Space**  
 Fireplaces: **Yes, Den**  
 Floors: **Tile, Vinyl/Linoleum, Carpet, Wood**  
 Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Gas Range/Oven, Ice Maker Connection, Microwave, Refrigerator, Self Cleaning Oven**  
 Interior Feat: **Attic Other**  
 Exterior Feat: **Building - Storage Shed/Outbuilding, Deck, Fenced Yard**  
 Exterior Const: **Hardboard Siding**  
 Porch: **Front** Roof: **Architectural Shingle**  
 Street: **Paved**

Utilities

Sewer: **City Sewer** Water: **City Water**  
 HVAC: **Central Air, Gas Hot Air, Heat Pump - AC, Heat Pump - Heat** Wtr Htr: **Gas**

Association Information

Subject To HOA: **Required** HOA Subj Dues: **Voluntary** Assoc Fee: **\$60/Annually** Subject to CCRs: **Yes**  
 HOA Management: **Ridgeloach HOA voluntary HOA** HOA Management Ph:

Remarks

Public Remarks: **HUGE price reduction! Simply perfect home located on .6 acre cul de sac lot on in one of Charlotte' best neighborhoods. Impeccably maintained & LOTS of curb appeal!Exquisite landscaping. Bright kitchen has hardwood cabinets, ivory Corian counters & gas stove. Master bedroom/bath are located on main. Family room w/ fireplace. Upstairs are 3 BRS, BTH w/ tile floors, walk/in attic storage. 3 car grg incl. a single car garage/workshop & 2 car attached garage. Irrigation. New roof 2015.**  
 Directions: **Hwy 51 in on Ridgeloach, Right on Chilham, home is on the right**

Listing Information

DOM: **62** CDOM: **62** Closed Dt: **01/31/17** Slr Contr: **\$0**  
 UC Dt: **12/19/16** DDP-End Date: **01/12/17** Close Price: **\$307,500** LTC: **104**

Prepared By: Linda Hoverman ONeal