



5717 Preston Lane, Charlotte NC 28270-5255

MLS#: 3183888	Category: Single Family	Parcel ID: 187-022-41	List Price: \$375,000
Status: Closed	Tax Location: Charlotte	County: Mecklenburg	Closed Price: \$349,000
Subdivision: Mammoth Oaks	Tax Value: \$310,400	Zoning Desc: R3	
Zoning: Residential		Deed Reference: 12509-644	
Legal Desc: PK M967-253		Lot/Unit #: 	
Approx Acres: 0.51	Approx Lot Dim: 119 X 194 X 111 X 193	Elevation: 	
Lot Desc: Level, Wooded			



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General Information

Type: **1 Story**
 Style: **Ranch**
 Construction Type: **Site Built**

HLA
 Main: **2,517**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **2,517**
 Total: **2,517**

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

Additional Sqft: **0**

Additional Information

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

School Information

Elem: **Lansdowne**
 Middle: **McClintock**
 High: **East Mecklenburg**

Bldg Information

Beds: **4**
 Baths: **3/0**
 Year Built: **1955**
 New Const: **No**
 Construct Status:
 Builder:
 Model:

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	4	3/0	Bathroom(s), Bedroom(s), Breakfast, Dining Rm, Family Room, Foyer, Kitchen, Laundry, Living Rm, Master BR, Sunroom

Features

Green Cert: None	HERS:	Main Level Garage: Yes
Parking: Carport - 2 Car	Doors/Windows:	
Driveway: Concrete	Fixtures Exceptions: No	
Laundry: 1st Floor		
Foundation: Crawl Space		
Fireplaces: Yes, Family Room, Living Room		
Floors: Tile, Wood		
Equip: Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Gas Range/Oven, Ice Maker Connection, Microwave		
Interior Feat: Attic Stairs Pulldown, Built-Ins, GardenTub		
Exterior Feat: Fenced Yard, Patio		
Exterior Const: Brick Veneer Full		
Porch: Patio	Roof: Architectural Shingle	
Street: Paved		

Utilities

Sewer: City Sewer	Water: City Water	Wtr Htr: Gas
HVAC: Central Air, Gas Hot Air	Assoc Fee:	Subject to CCRs:
Subject To HOA: None	HOA Subj Dues:	

Remarks

Public Remarks: **Hard to find 4 BR, 3 BTH brick ranch on wooded, flat 1/2 acre lot in established area of Charlotte minutes from uptown. Home was remodeled in late 90's with a master BR/BTH addition. Well maintained and crawl space has been partially encapsulated and many most windows have been replaced. Hardwood floors throughout. Fenced back yard. Secondary baths have been updated. Gas range in kitchen. Fantastic sunroom overlooking gorgeous back yard with paved patio.**

Directions: **South on Providence, Left on Sardis, Right on Preston. Be sure and take your clients to the end of Preston to see what is happening in this great neighborhood. Beautiful custom homes at end of street.**

Listing Information

DOM: 7	CDOM: 7	Closed Dt: 08/15/16	Slr Contr: \$4,000
UC Dt: 06/24/16	DDP-End Date: 07/15/16	Close Price: \$349,000	LTC: 73

Prepared By: Linda Hoverman ONeal