

## Cross Property Client Full

**3709 Song Sparrow Drive, Weddington NC 28104-7606**

MLS#: <b>3383396</b>	Category: <b>Single Family</b>	Parcel ID: <b>06-099-183</b>	List Price: <b>\$569,000</b>
Status: <b>Closed</b>	Tax Location: <b>Matthews</b>	County: <b>Union</b>	Closed Price: <b>\$554,500</b>
Subdivision: <b>Weddington Heights</b>	Tax Value: <b>\$435,100</b>	Zoning: <b>SFR</b>	
Zoning Desc: <b>#3 WEDDINGTON HEIGHTS PH1 SONG SPARROW DR OPCF243</b>	Approx Lot Dim: <b>118x347x115x336</b>	Deed Ref: <b>4164-511</b>	
Legal Desc: <b>Level, Private</b>		Lot/Unit #: <b></b>	
Approx Acres: <b>0.92</b>		Elevation: <b></b>	



<u>General Information</u>		<u>School Information</u>	
Type:	<b>2 Story</b>	Elem:	<b>Weddington</b>
Style:	<b>Transitional</b>	Middle:	<b>Weddington</b>
Construction Type:	<b>Site Built</b>	High:	<b>Weddington</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>2,120</b>	Unheated Sqft:	<b>561</b>
Upper:	<b>1,200</b>	Main:	<b>561</b>
Third:	<b>0</b>	Upper:	<b>244</b>
Lower:	<b>0</b>	Third:	<b>0</b>
Bsmnt:	<b>0</b>	Lower:	<b>0</b>
Above Grade:	<b>3,320</b>	Bsmnt:	<b>0</b>
Total:	<b>3,320</b>	Total:	<b>805</b>
Additional Sqft:	<b>600</b>	Garage Sqft:	<b></b>
<u>Additional Information</u>			
Prop Fin:	<b>Cash, Conventional, VA</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 Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/1</b>	<b>Bathroom(s), Breakfast, Dining Room, Foyer, Great Room-Two Story, Kitchen, Laundry, Master Bedroom, Pantry, Sitting</b>
<b>Upper</b>	<b>3</b>	<b>2/</b>	<b>Bathroom(s), Bedroom(s), Bonus Room</b>

Features

Parking:	<b>Attached Garage, Garage - 2 Car, Parking Space - 3, Side Load Garage</b>	Main Level Garage: <b>Yes</b>
Driveway:	<b>Concrete</b>	Doors/Windows: <b>g-Insulated Windows</b>
Laundry:	<b>Main, Laundry Room</b>	Fixtures Exceptions: <b>Yes, Gladiator cabinets, work bench, baskets &amp; hooks, TV mount, drying rack in laundry rm</b>
Foundation:	<b>Crawl Space</b>	
Fireplaces:	<b>Yes, Gas Logs, Great Room, Natural Gas</b>	
Floors:	<b>Carpet, Tile, Wood</b>	
Equip:	<b>Cable Prewire, Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Double Oven, Electric Dryer Hookup, Gas Dryer Hookup, Ice Maker Connection, Microwave, Security System, Wall Oven</b>	
Comm Features:	<b>Street Lights</b>	
Interior Feat:	<b>Attic Fan, Attic Walk-in, Breakfast Bar, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)</b>	
Exterior Feat:	<b>Deck, In-Ground Irrigation</b>	
Exterior Const:	<b>Brick Veneer Full</b>	
Porch:	<b>Back, Patio</b>	Roof: <b>Architectural Shingle</b>
Street:	<b>Paved</b>	

Utilities

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

Association Information

Subject To HOA:	<b>Required</b>	Subj to CCRs:	<b>Yes</b>	HOA Subj Dues:	<b>Mandatory</b>
HOA Management:	<b>Weddington Heights</b>	HOA Phone:	<b>980-262-3456</b>	Assoc Fee:	<b>\$250/Annually</b>
Proposed Spcl Assess:	<b>No</b>	Confirm Spcl Assess:	<b>No</b>		

Remarks

**Public Remarks:** The one you've waited for is here! Perfectly maintained, beautiful full brick home on almost an acre. Hardwood floors on main, upper hall & stairs. Large owner's suite on main w/ fully updated master bath in 2016, shower w/ frameless glass & travertine tile, radiant heated tile floor, granite topped double vanity & more. Large walk in closet. Plantation shutters throughout. Updated kitchen w/ island, granite, stainless appliances including gas double ovens & cooktop. Two-story Great room with stone surround gas log fireplace. Uniquely shaped living room/study. Open dining room w/ French doors to cozy front porch. Upstairs you'll find a bedroom w/ private bath & 2 more bedrooms each with own private vanity, all with granite. Also a bonus room & walk-in attic storage. New roof, 2014. Relax or entertain outside on the terrific, large 2-level custom deck with pergola or the stone patio! Beautifully landscaped, level private property & so much more. TOP RATED WEDDINGTON SCHOOLS very close by!

**Directions:** South on Providence Rd, past 485, left on Hemby Bridge (becomes Beulah Church), right on Twelve Mile Creek to right on Song Sparrow, house on left. OR south on Rea Rd to end, left on Providence, right on 84/Weddington Rd, left on Twelve Mile Creek to left on Song Sparrow.

Listing Information

DOM:	<b>40</b>	CDOM:	<b>40</b>	Closed Dt:	<b>07/10/18</b>	Slr Contr:	<b>\$0</b>
UC Dt:	<b>06/12/18</b>	DDP-End Date:	<b>06/26/18</b>	Close Price:	<b>\$554,500</b>	LTC:	<b>68</b>

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