

Cross Property Client Full

7415 Newmans Lane #7415, Charlotte NC 28270-6002

MLS#: 3280245	Category: Condo/Townhouse	Parcel ID: 189-321-19	List Price: \$279,900
Status: Closed	Tax Location: Charlotte	County: Mecklenburg	Closed Price: \$275,000
Subdivision:	Tax Value: \$221,200	Zoning: R20MF	
Zoning Desc: Multi Family Dwelling	Complex: Newman Manor	Deed Ref: 20294-924	
Legal Desc: L19 M21-78	Approx Lot Dim: .04	Lot/Unit #: 7415	
Approx Acres: 0.04		Elevation:	
Lot Desc: Wooded			



<u>General Information</u>		<u>School Information</u>	
Type:	2 Story/Basement	Elem:	Unspecified
Style:		Middle:	Unspecified
Construction Type:	Site Built	High:	Unspecified
<u>HLA</u>		<u>Bldg Information</u>	
Main:	725	Unheated Sqft:	
Upper:	706	Main:	0
Third:	0	Upper:	0
Lower:	0	Third:	0
Bsmnt:	712	Lower:	0
Above Grade:	1,431	Bsmnt:	0
Total:	2,143	Total:	0
Additional Sqft:	260	Garage Sqft:	
<u>Additional Information</u>			
Prop Fin:	Cash, Conventional		
Assumable:	No		
Ownership:	Seller owned for at least one year		
Special Conditions:	None		
Publicly Maint Rd:	No		

Room Level	Beds	Baths	Room Type
Main	0	0/1	Breakfast, Dining Room, Family Room, Kitchen
Upper	2	2/0	Bathroom(s), Bedroom(s), Master Bedroom
Basement	1	1/0	Bathroom(s), Bedroom(s), Bonus Room

Features

Parking:	Attached Garage, Garage - 1 Car, Garage Door Opener	Main Level Garage: Yes
Driveway:	Concrete	Doors/Windows:
Laundry:	Upper	Fixtures Exceptions: No
Foundation:	Basement Fully Finished	
Fireplaces:	Bonus Room, Family Room, Wood Burning	
Floors:	Carpet, Tile, Wood	
Equip:	Cable Prewire, Dishwasher, Disposal, Dryer, Electric Range/Oven, Ice Maker Connection, Refrigerator, Self Cleaning Oven, Washer	
Exterior Feat:	Deck	
Exterior Const:	Brick Veneer Partial, Wood	

Utilities

Sewer:	City Sewer	Water:	City Water	Wtr Htr:	Electric
HVAC:	Central Air, Heat Pump - Heat				

Association Information

Subject To HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
HOA Management:	Newman Manor HOA	HOA Phone:	(704)840-0023	Assoc Fee:	\$250/Monthly

Condo/Townhouse Information

Entry Level:	Main	Unit's Level In Bldg:	1	Land Included:	Yes
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Public Remarks: Fantastic opportunity for a 3-story townhome with detached single garage and cozy courtyard, close to South Park & Arboretum. Lots of updates throughout this beauty including granite, tile backsplash and stainless appliances in kitchen. Also on main floor is an eat-in breakfast area, dining, living area with fireplace and half bath. Top floor includes two bedrooms, each with their own updated full bath, and laundry.

Directions: Sardis Road in on Newman Lane

Listing Information

DOM:	36	CDOM:	66	Closed Dt:	07/25/17	Slr Contr:	\$0
UC Dt:	06/15/17	DDP-End Date:	07/15/17	Close Price:	\$275,000	LTC:	76

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