



**13420 Robert Walker Drive, Davidson NC 28036-6007**

MLS#: <b>3147951</b>	Category: <b>Single Family</b>	Parcel ID: <b>007-263-42</b>	List Price: <b>\$969,900</b>
Status: <b>Closed</b>	Tax Location: <b>Davidson</b>	County: <b>Mecklenburg</b>	Closed Price: <b>\$955,000</b>
Subdivision: <b>River Run</b>	Tax Value: <b>\$823,600</b>	Zoning Desc: <b>PUD</b>	
Zoning:		Deed Reference: <b>18772-291</b>	
Legal Desc: <b>L93 M37-163</b>	Approx Lot Dim: <b>Irregular</b>	Lot/Unit #:	
Approx Acres: <b>0.40</b>		Elevation:	
Lot Desc: <b>Golf Course View, On Golf Course</b>			



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General Information

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

HLA

Main:	<b>2,505</b>	Unheated Sqft	
Upper:	<b>1,497</b>	Main:	<b>0</b>
Third:	<b>0</b>	Upper:	<b>0</b>
Lower:	<b>0</b>	Third:	<b>0</b>
Bsmnt:	<b>1,519</b>	Lower:	<b>0</b>
Above Grade:	<b>4,002</b>	Bsmnt:	<b>954</b>
Total:	<b>5,521</b>	Total:	<b>954</b>

School Information

Elem: **Davidson**  
 Middle: **Bailey**  
 High: **William Amos Hough**

Bldg Information

Beds: **5**  
 Baths: **4/2**  
 Year Built: **2005**  
 New Const: **No**  
 Construct Status:  
 Builder: **Lifestyle Custom Homes**  
 Model:

Additional Information

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

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Bedroom(s), Breakfast, Dining Rm, Foyer, Great Rm, Kitchen, Laundry, Master BR, Study, Sunroom
Upper	3	2/0	Bathroom(s), Bedroom(s), Bonus Rm
Basement	1	1/1	Bar/Entertainment, Bathroom(s), Bedroom(s), Billiard, Media, Rec Rm

Features

Parking:	<b>Garage - 3 Car</b>	Main Level Garage:
Driveway:	<b>Concrete</b>	Doors/Windows: <b>g-Insulated Windows</b>
Laundry:	<b>1st Floor</b>	Fixtures Exceptions: <b>No</b>
Foundation:	<b>Basement</b>	
Fireplaces:	<b>Yes, Great Room</b>	
Floors:	<b>Tile, Carpet, Wood</b>	
Equip:	<b>Cable Prewire, Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Double Oven, Gas Dryer Hookup, Gas Range/Electric Oven, Microwave, Security System, Surround Sound</b>	
Comm Features:	<b>Club House, Fitness Center, Golf Course, Playground, Pool, Recreation Area, Tennis Court(s), Walking Trails</b>	
Interior Feat:	<b>Breakfast Bar, Built-Ins, Cathedral Ceiling(s), Kitchen Island, Open Floorplan, Pantry, Tray Ceiling, Walk-In Closet(s), Window Treatments, Attic Other, Wet Bar, Whirlpool</b>	
Exterior Feat:	<b>Deck, Fenced Yard, Hot Tub, In-Ground Irrigation, Patio, Pool-In-Ground, Terrace</b>	
Exterior Const:	<b>Brick Veneer Full</b>	
Porch:	<b>Balcony, Screened, Patio</b>	Roof:

Utilities

Sewer:	<b>City Sewer</b>	Water:	<b>City Water</b>	Wtr Htr:	<b>Gas</b>
HVAC:	<b>Central Air, Gas Floor Furnace</b>				

Association Information

Subject To HOA:	<b>Required</b>	HOA Subj Dues: <b>Mandatory</b>	Assoc Fee: <b>\$550/Annually</b>	Subject to CCRs: <b>Yes</b>
HOA Management:	<b>First Residential Services</b>		HOA Management Ph: <b>704-227-0893</b>	HOA Email:

Remarks

Public Remarks: **PRICED BELOW RECENT APPRAISAL! Perfectly positioned on the beautiful 6th fairway of River Run's award-winning course, this impeccably maintained home offers the ultimate in luxury living with expansive outdoor spaces, a pool and spa, and breathtaking architecture. A stunning open floor plan boasts generous living spaces with a first floor master suite, formal dining room, study, gourmet kitchen, second floor bonus room, and a finished basement. 1 year warranty. Pre-inspected and repairs made.**

Directions: **I77N to Exit 25, right on Sam Furr Road/NC 73, left on Davidson Concord Road, right on Robert Walker Drive. House will be on the right.**

Listing Information

DOM:	<b>136</b>	CDOM:	<b>136</b>	Closed Dt:	<b>08/23/16</b>	Slr Contr:	<b>\$0</b>
UC Dt:	<b>07/03/16</b>	DDP-End Date:	<b>07/29/16</b>	Close Price:	<b>\$955,000</b>	LTC:	<b>187</b>

Prepared By: Linda Hoverman ONeal

