

Cross Property Client Full

8523 Tamarron Drive, Charlotte NC 28277-1868

MLS#: 3410282	Category: Single Family	Parcel ID: 229-312-31	List Price: \$319,000
Status: Closed	Tax Location: Charlotte	County: Mecklenburg	Closed Price: \$305,000
Subdivision: Landen Meadows	Tax Value: \$197,500	Zoning: R9CD	
Zoning Desc: L16 B1 M23-130		Deed Ref: 15052-321	
Legal Desc: 0.22	Approx Lot Dim: 94 X 156 X 32 X 186	Lot/Unit #:	
Approx Acres: 0.22		Elevation:	
Lot Desc: Level			



<u>General Information</u>		<u>School Information</u>	
Type:	2 Story	Elem:	Hawk Ridge
Style:	Traditional	Middle:	Community House
Construction Type:	Site Built	High:	Ardrey Kell
<u>HLA</u>		<u>Bldg Information</u>	
Main:	1,132	Unheated Sqft:	0
Upper:	1,076	Bed:	4
Third:	0	Baths:	2/1
Lower:	0	Year Built:	1991
Bsmnt:	0	New Const:	No
Above Grade:	2,208	Construct Status:	Centex
Total:	2,208	Builder:	Centex
Additional Sqft:	482	Model:	
		Garage Sqft:	
<u>Additional Information</u>			
Prop Fin:	Cash, Conventional, FHA, VA		
Assumable:	No		
Ownership:	Seller owned for at least one year		
Special Conditions:	None		
Publicly Maint Rd:	Yes		

Room Level	Beds	Baths	Room Type
Main	0	0/1	Bathroom(s), Breakfast, Dining Room, Family Room, Kitchen, Laundry, Living Room
Upper	4	2/0	Bedroom(s), Bed/Bonus, Master Bedroom

Features

Parking:	Attached Garage, Garage - 2 Car, Garage Door Opener	Main Level Garage: Yes
Driveway:	Concrete	Doors/Windows: g-Insulated Windows
Laundry:	Main, Laundry Room	Fixtures Exceptions: No
Foundation:	Slab	
Fireplaces:	Yes, Family Room	
Floors:	Carpet, Laminate Wood, Tile, Wood	
Equip:	Cable Prewire, Ceiling Fan(s), Convection Oven, Dishwasher, Electric Dryer Hookup, Exhaust Fan, Gas Range/Oven, Ice Maker Connection, Microwave, Refrigerator, Self Cleaning Oven	
Comm Features:	Playground, Pool, Recreation Area, Sidewalk, Street Lights, Tennis Court(s)	
Interior Feat:	Attic Stairs Fixed, Cable Available, Garden Tub, Kitchen Island, Open Floorplan, Walk-In Closet(s), Window Treatments	
Exterior Feat:	Deck, Fenced Yard	
Exterior Const:	Fiber Cement	
Porch:		Roof: Composition Shingle
		Utilities

Sewer:	City Sewer	Water:	City Water	Wtr Htr:	Gas
HVAC:	Central Air, Gas Hot Air, Multizone A/C, MultiZone Heat	Association Information			

Subject To HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
HOA Management:	Cedar Mgmt	HOA Phone:		Assoc Fee:	\$490/Annually

Remarks

Public Remarks: **BACK on MARKET. Buyer changed mind. Priced to sell! NEW HVAC JULY 2018! Heavily updated home features wood floors on main and second levels, updated kitchen w/ stainless appliances, newer marble counters, tile backsplash. New windows throughout, a newer roof, a recently painted exterior, newer carpeting and CA style closet organizers with wood closet systems in bedrooms. Marble Tile floors in laundry room. Oversized deck is perfect for relaxing in the fenced back yard. Lots of additional storage has been added in the garage. Garage is fully finished with painted drywall and epoxy painted floors. The Den and kitchen lights have a Scene Lighting Controller that can create different levels of dimming in the Kitchen and Den with the push of one button. Garage has two 8' High Output fluorescent fixtures for excellent task lighting. Stand out home in Landen Meadows and has exceptional curb appeal! Newer washer, dryer and refrigerator to remain. Seller is offer \$3000 paint allowance.**

Directions: **Community House Road, left into Landen Meadows on Tamarron, home is on the right near the end of the street**

Listing Information

DOM:	34	CDOM:	34	Closed Dt:	09/27/18	Sr Contr:	\$1,600
UC Dt:	08/12/18	DDP-End Date:	09/04/18	Close Price:	\$305,000	LTC:	83

Prepared By: Linda Hoverman ONeal

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