

Cross Property Client Full

13554 Pine Harbor Road, Charlotte NC 28278-7308

MLS#: 3514925	Category: Single Family	Parcel ID: 199-085-72	List Price: \$388,000
Status: Closed	Tax Location: Mecklenburg	County: Mecklenburg	Closed Price: \$382,000
Subdivision: Pine Harbor Estates	Tax Value: \$280,000	Zoning: R5	
Zoning Desc: L6M19-149		Deed Ref: 13961-919	
Legal Desc: L6M19-149		Lot/Unit: 	
Approx Acres: 1.75	Approx Lot Dim: 65x224+58+316x230x290+243	Elevation: 	
Lot Desc: Lake Access, Paved Frontage, Pond/Lake, Private, Sloping, Trees, Other - See Media/Remarks			



General Information

Type: **1 Story Basement**
 Style: **Arts and Crafts**
 Construction Type: **Site Built**

HLA	Unheated Sqft
Main: 1,502	Main: 396
Upper: 0	Upper: 0
Third: 0	Third: 0
Lower: 0	Lower: 0
Bsmnt: 1,242	Bsmnt: 260
Above Grade: 1,502	
Total: 2,744	Total: 656

Additional Sqft: **0**

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Winget**
 Middle: **Southwest**
 High: **Olympic**

Bldg Information

Beds: **3**
 Baths: **3/0**
 Year Built: **2005**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model: **Ranch/Basement**
 Garage Sqft: **483**

Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/0	Bathroom(s), Bedroom(s), Breakfast, Foyer, Great Room, Kitchen, Laundry, Master Bedroom, Parlor
Basement	1	1/0	Bathroom(s), Bedroom(s), Rec Room, Utility

Features

Waterbody Name: **Lake Wylie**
 Lake/Water Amenities: **Floating Dock, Other - See Media/Remarks**
 Parking: **Attached Garage, Garage - 2 Car, Garage Door Opener** Main Level Garage: **Yes**
 Driveway: **Concrete** Doors/Windows: **g-Insulated Door(s), g-Insulated Windows, Pocket I**
 Laundry: **Main, Laundry Room** Fixtures Exceptions: **No**
 Foundation: **Basement Fully Finished, Basement Inside Entrance, Basement Outside Entrance, Concrete**
 Fireplaces: **Yes, Gas Logs, Great Room**
 Floors: **Carpet, Prefinished Wood, Tile, Wood**
 Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Electric Dryer Hookup, Electric Range/Oven, Exhaust Fan, Ice Maker Connection, Microwave, Network Ready, Refrigerator, Security System, Self Cleaning Oven, Surround Sound Lake**
 Comm Features: **Lake**
 Interior Feat: **Attic Stairs Pulldown, Breakfast Bar, Built-Ins, Cable Available, Open Floorplan, Pantry, Split BR Plan, Tray Ceiling, Walk-In Closet(s), Walk-In Pantry, Window Treatments**
 Exterior Feat: **Fenced Yard, Satellite Internet Available, Storage Shed/Outbuilding, Underground Power Lines, Wired Internet Available**
 Exterior Const: **Vinyl**
 Porch: **Back, Covered, Front, Screened** Roof: **Architectural Shingle**

Utilities

Sewer: **Septic Installed** Water: **Well Installed**
 HVAC: **Central Air, g-Energy Star HVAC, Heat Pump - AC, Heat Pump - Heat** Wtr Htr: **Gas**

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Management: **No** HOA Phone: Assoc Fee: **\$600/Annually**
 Proposed Spcl Assess: **No** Confirm Spcl Assess: **No**

Remarks

Public Remarks: **Beautiful home, private setting "two" screened porches off the great rm on the main level & Rec Rm in the walk out basement area (+ patio areas!). Stone fireplace w/built in shelving, Trey ceilings in Liv. rm & Master bedrm, Barn sliding door leading to Master Bedroom suite, Granite counter tops, almost new Elec range/oven, Double sinks & breakfast area. Absolutely beautiful oak hardwood flooring in the great rm area & entrance area. Quality construction throughout with Landscaped yard, Storage building, Private Lake Access with Dock. Dock slips are for Pine Harbor residence only & are 1st come basis. Seller will also sell riding mower & golf cart & pristine pontoon boat separately once property closes. This property is convenient to area shopping, South Park, Uptown Charlotte, Douglas International Airport, Lake Wylie, River Gate Shopping Center & tons of good Restaurants. This home has a French country feel & is loaded with charm & character :)**
 Directions: **Take Shopton Rd. off Hwy 49, Turn Left on Pine Harbor Rd, Turn right at Pine Harbor Estates (between 2 Black Mailboxes) on to a gravel road, property is on the left with for sale sign on property. Property has 2 entrances 1st fr the paved rd on Pine Harbor & 2nd entrance is the gravel & paved rd. (The 2nd entrance is the one the Sellers prefer). You have to access the Lake fr the 1st entrance on the paved rd. Just far enough out so not to be bombarded by traffic & close enough to everything.**

Listing Information

DOM: **25** CDOM: **25** Closed Dt: **07/29/19** Slr Contr: **\$0**
 UC Dt: **06/30/19** DDP-End Date: **07/16/19** Close Price: **\$382,000** LTC: **52**

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