

## Cross Property Client Full

**8908 Kirkley View Court, Charlotte NC 28277-5715**

MLS#: **3513969**

Status: **Closed**

Subdivision: **Blakeney Preserve**

Zoning Desc:

Legal Desc: **L72 BLDG 13 M48-419**

Approx Acres: **0.05**

Lot Desc: **Level**

Category: **Condo/Townhouse**

Tax Location: **Charlotte**

Tax Value: **\$257,500**

Complex: **Blakeney Preserve**

Approx Lot Dim:

Parcel ID **229-405-55**

County: **Mecklenburg**

Zoning: **MX2INNOV**

Deed Ref **22445-632**

Lot/Unit :

Elevation

List Price: **\$280,000**  
Closed Price: **\$275,000**



### General Information

Type: **2 Story**  
Style: **Transitional**  
Construction Type: **Site Built**

HLA  
Main: **786**  
Upper: **1,016**  
Third: **0**  
Lower: **0**  
Bsmnt: **0**  
Above Grade: **1,802**  
Total: **1,802**

Unheated Sqft  
Main: **396**  
Upper: **0**  
Third: **0**  
Lower: **0**  
Bsmnt: **0**  
Total: **396**

### School Information

Elem: **Hawk Ridge**  
Middle: **Community House**  
High: **Ardrey Kell**

Bldg Information  
Beds: **3**  
Baths: **2/1**  
Year Built: **2005**  
New Const: **No**  
Prop Compl Date:  
Construct Status:  
Builder:  
Model:  
Pets:  
Garage Sqft: **396**

Additional Sqft:

### Additional Information

Prop Fin: **Cash, Conventional, VA**  
Assumable: **No**  
Ownership: **Seller owned for at least one year**  
Special Conditions: **Subject to Lease**  
Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

### Room Information

Room Level	Beds	Baths	Room Type
Main	0	0/1	Bathroom(s), Breakfast, Dining Area, Family Room, Foyer, Kitchen, Pantry
Upper	3	2/0	Bathroom(s), Bedroom(s), Laundry

### Features

Parking: **Attached Garage, Garage - 2 Car** Main Level Garage: **Yes**  
Driveway: **Concrete**  
Laundry: **Upper, Laundry Room**  
Foundation: **Slab**  
Fireplaces: **Yes, Family Room, Gas Logs**  
Floors: **Carpet, Vinyl/Linoleum, Wood**  
Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Dryer, Electric Range/Oven, Microwave, Refrigerator, Washer**  
Comm Features: **Club House, Outdoor Pool**  
Interior Feat: **Attic Stairs Pulldown, Pantry, Walk-In Closet(s)**  
Exterior Feat: **Lawn Maintenance**  
Exterior Const: **Brick Veneer Partial, Vinyl**  
Porch: **Covered, Front, Patio**  
Street: **Paved**

Roof: **Composition Shingle**

### Utilities

Sewer: **City Sewer**  
HVAC: **Central Air, Gas Hot Air/Furnace**  
Water: **City Water**  
Wtr Htr: **Gas**

### Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
HOA Management: **CSI Property Management** HOA Phone: **704-892-1660** Assoc Fee: **\$222.6/Monthly**  
Proposed Spcl Assess: **No** Confirm Spcl Assess: **No**

### Condo/Townhouse Information

Ownership Type: **Townhouse** Unit's Level In Blding: **1**  
Land Included: **Yes** Entry Level: **Main**

### Remarks

Public Remarks: **This beautiful, well-maintained townhome is tucked away on a quiet cul-de-sac but only minutes away from Blakeney shops and restaurants. Downstairs you will find hardwood floors throughout a large living area with gas fireplace, and generous dining room. Enjoy meals in the spacious eat-in kitchen with a pantry. Relax on the peaceful shaded patio, or go for a swim at the neighborhood pool. Laundry room is located upstairs with all three bedrooms and two baths. Large master bath offers an extra long vanity with two sinks, soaking tub, and shower. Tax value reflects newly assessed value pending any appeals.**

Directions: **South on Rea Road - Right on Ardey Kell, Left on Blakeney Preserve, Left on Kirkley View Court.**

### Listing Information

DOM: **46** CDOM: **46** Closed Dt: **08/28/19** Slr Contr: **\$669**  
UC Dt: **07/24/19** DDP-End Date: **08/18/19** Close Price: **\$275,000** LTC: **81**

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