

Cross Property Client Full

8507 Tonawanda Drive, Charlotte NC 28277-1802

MLS#: **3685012**
 Status: **Closed**
 Subdivision: **Landen Meadows**
 Zoning Desc:
 Legal Desc: **L70 B1 M25-264**
 Approx Acres: **0.22**
 Lot Desc: **Cul-de-sac Lot**

Category: **Single Family**
 Tax Location: **Charlotte**
 Tax Value: **\$284,800**
 Approx Lot Dim: **72 X 142 X 72 X 141**

Parcel ID **229-374-26**
 County: **Mecklenburg**
 Zoning: **R9CD**
 Deed Ref **29718-855**
 Lot/Unit :
 Elevation

List Price: **\$349,900**
 Closed Price: **\$369,999**



General Information

Type: **1 Story**
 Style: **Transitional**
 Construction Type: **Site Built**

HLA
 Main: **2,005**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **2,005**
 Total: **2,005**

Additional Sqft: **0**

School Information

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

Bldg Information

Beds: **3**
 Baths: **2/0**
 Year Built: **1994**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:
 Garage Sqft: **484**

Additional Information

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

Recent: **12/18/2020 : Sold : UCNS->CLOSD**

Room Information

Room Level	Beds	Baths	Room Type
Main	3	2/0	Bathroom(s), Bedroom(s), Breakfast, Dining Room, Entry Hall, Great Room, Kitchen, Laundry, Master Bedroom, Sunroom

Features

Parking: **Attached Garage, Garage - 2 Car, Garage Door Opener** Main Level Garage: **Yes**
 Driveway: **Concrete** Doors/Windows:
 Laundry: **Main, Laundry Room** Fixtures Exceptions: **No**
 Foundation: **Slab**
 Fireplaces: **Yes, Gas Logs, Great Room**
 Floors: **Bamboo, Carpet**
 Equip: **Cable Prewire, Ceiling Fan(s), Cooktop Gas, Dishwasher, Disposal, Electric Oven, Ice Maker Connection, Microwave, Self Cleaning Oven, Wall Oven**
 Comm Features: **Outdoor Pool, Playground, Recreation Area, Sidewalk, Sport Court, Street Lights, Tennis Court(s)**
 Interior Feat: **Cable Available, Garden Tub, Kitchen Island, Open Floorplan, Split BR Plan, Walk-In Closet(s), Window Treatments**
 Exterior Feat: **Fenced Yard, In-Ground Irrigation**
 Exterior Covering: **Hardboard Siding**

Utilities

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

Association Information

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

Remarks

Public Remarks: **Wow! This is THE ranch your clients have been waiting on! Must see to appreciate this model perfect home on a quiet cul de sac tucked in the back of Landen Meadows. Gorgeous fully remodeled kitchen features new white cabinets, an large island, granite counter tops. glass backsplash, updated stainless appliances including a gas cooktop and exquisite decorator lighting. The spacious kitchen opens to a great room with a fireplace, breakfast room and a large sunroom currently used as a family room by the owners. Split bedroom plan is perfect for visitors with a large private MBR on one side and 2 secondary bedrooms on the other. Formal dining room is currently used as a music room. LONG list of improvements and upgrades: New garage doors, opening systems, new front door, new windows in bedrooms, master BTH and great room. New hot water heater & HVAC and duct work. New lighting in kitchen and great room including a ceiling fan. New bamboo wood flooring. Outdoor landscape lighting.**

Directions: **Tamarron, right on Castlebay, right on Tonawanda**

DOM: **2** CDOM: **2** Closed Dt: **12/18/20** Slr Contr: **\$0**
 UC Dt: **11/21/20**DDP-End Date: **12/07/20** Close Price: **\$369,999** LTC: **29**

Prepared By: Linda Hoverman ONeal