

## Cross Property Client Full

**9011 Fairbridge Road, Charlotte NC 28277-1846**

MLS#: **3504365**  
 Status: **Closed**  
 Subdivision: **Landen Meadows**  
 Zoning Desc:  
 Legal Desc: **L38 B4 M23-319**  
 Approx Acres: **0.20**  
 Lot Desc: **Cul-de-sac Lot, Level**

Category: **Single Family**  
 Tax Location: **Charlotte**  
 Tax Value: **\$268,900**  
 Approx Lot Dim: **70 X 129 X 70 X 132**

Parcel ID **229-311-38**  
 County: **Mecklenburg**  
 Zoning: **R9CD**  
 Deed Ref **12281-57**  
 Lot/Unit :  
 Elevation

List Price: **\$299,900**  
 Closed Price: **\$299,900**



General Information

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

HLA  
 Main: **1,054**  
 Upper: **751**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,805**  
 Total: **1,805**

Additional Sqft: **0**

School Information

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

Bldg Information

Beds: **3**  
 Baths: **2/1**  
 Year Built: **1989**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status:  
 Builder:  
 Model:  
 Garage Sqft: **409**

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Dedicated to Public Use Pending Acceptance**

Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>0</b>	<b>0/1</b>	<b>Bathroom(s), Breakfast, Dining Room, Entry Hall, Family Room, Kitchen, Laundry, Living Room</b>
<b>Upper</b>	<b>3</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Master Bedroom</b>

2nd Living Quarters HLA: **0**

2nd LQ Unheated SqFt: **0**

Features

Parking: **Attached Garage, Garage - 2 Car** Main Level Garage: **Yes**  
 Driveway: **Concrete**  
 Laundry: **Main**  
 Foundation: **Slab**  
 Fireplaces: **Yes, Family Room, Wood Burning**  
 Floors: **Carpet, Tile, Vinyl Plank**  
 Equip: **Cable Prewire, Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven, Ice Maker Connection, Refrigerator, Self Cleaning Oven**  
 Comm Features: **Club House, Playground, Outdoor Pool, Recreation Area, Sidewalk, Street Lights, Tennis Court(s)**  
 Interior Feat: **Breakfast Bar, Cathedral Ceiling(s), Garden Tub, Open Floorplan, Vaulted Ceiling, Walk-In Closet(s)**  
 Exterior Feat: **Fenced Yard**  
 Exterior Const: **Vinyl**  
 Porch: **Front, Deck**

Roof: **Architectural Shingle**

Utilities

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

Association Information

Subject To HOA: **Required**  
 HOA Management: **Cedar Management**  
 Subj to CCRs: **Yes**  
 HOA Phone: **704-644-8808**  
 HOA Subj Dues: **Mandatory**  
 Assoc Fee: **\$495/Annually**

Remarks

Public Remarks: **Never paint again in Landen Meadows! Fantastic open floor plan located on a quiet double end cul de sac with a large back yard. Owner invested over \$30,000 in vinyl siding in order to never have to repair masonite or replace wood rot or paint the exterior again! Beautifully updated home with white kitchen cabinets, new granite, new stainless appliances, and tile backsplash. Other major upgrades & improvements include a new roof, new gutters, newer HVAC and hot water heater Don't like popcorn ceilings? Most of the popcorn ceilings have been removed and most of the interior has been painted in neutral color. New engineered luxury vinyl plank wood floors throughout the main level. Updated light fixtures and plumbing fixtures throughout most of the home. Beautifully landscaped lawn and private back yard. Large wood deck is perfect for entertaining. Move in this summer and enjoy the Landen Meadows amenities! Be sure and see the pool and clubhouse of Quintrell and Walsham.**

Directions: **Tamarron Drive, left on Castlebay, Left on Egerton, Left on Fairbridge, home is on the right.**

DOM: **69** CDOM: **135** Closed Dt: **08/23/19** Slr Contr: **\$5,120**  
 UC Dt: **07/13/19** DDP-End Date: **07/31/19** Close Price: **\$299,900** LTC: **108**

Prepared By: Linda Hoverman ONeal