

## Cross Property Client Full

**14811 Brannock Hills Drive, Charlotte NC 28278-8153**

MLS#: **3517173**  
 Status: **Closed**  
 Subdivision: **Creekshire Estates**  
 Zoning Desc: **L18 M54-788**  
 Legal Desc: **L18 M54-788**  
 Approx Acres: **0.36**  
 Lot Desc: **Private, Wooded**

Category: **Single Family**  
 Tax Location: **Charlotte**  
 Tax Value: **\$286,000**  
 Approx Lot Dim: **106 X 161 X 105 X 141**

Parcel ID **219-102-44**  
 County: **Mecklenburg**  
 Zoning: **Res**  
 Deed Ref **28861-775**  
 Lot/Unit :  
 Elevation

List Price: **\$328,500**  
 Closed Price: **\$327,000**



General Information

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

HLA  
 Main: **1,418**  
 Upper: **1,220**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **2,638**  
 Total: **2,638**

Additional Sqft: **0**

Unheated Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **0**

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Olympic**

Bldg Information

Beds: **3**  
 Baths: **2/1**  
 Year Built: **2013**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status:  
 Builder: **MI Homes**  
 Model:  
 Garage Sqft: **464**

Additional Information

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

Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/1</b>	<b>Bathroom(s), Breakfast, Dining Room, Entry Hall, Great Room, Kitchen, Laundry, Master Bedroom</b>
<b>Basement</b>	<b>2</b>	<b>1/0</b>	<b>Bathroom(s), Bedroom(s), Bonus Room, Office</b>

Features

Parking: **Attached Garage, Garage - 2 Car** Main Level Garage: **Yes**  
 Driveway: **Concrete**  
 Laundry: **Main, Laundry Room**  
 Foundation: **Basement**  
 Fireplaces: **Yes, Gas Logs, Great Room**  
 Floors: **Carpet, Tile, Wood**  
 Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Electric Dryer Hookup, Electric Range/Oven, Ice Maker Connection, Microwave**  
 Comm Features: **Sidewalk**  
 Interior Feat: **Breakfast Bar, Cable Available, Garden Tub, Open Floorplan, Tray Ceiling, Walk-In Closet(s), Walk-In Pantry**  
 Exterior Feat: **Deck**  
 Exterior Const: **Stone Veneer, Vinyl**  
 Porch: **Front, Patio**

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**

Remarks

Public Remarks: **Model perfect in every way! Fabulous ranch home with a basement! Master bedroom is located on the main level. Very open floor plan with lots of natural light and exquisite features. Home is decorated in designer finishes and beautiful current paint colors. Spacious kitchen overlooks breakfast area and great room with fireplace. Oversized wood deck overlooks wooded and private back yard and a lower level deck is perfect for relaxing on those hot summer days. Spacious master bedroom suite with large closet and large master bathroom. Lower level has 2 large bedrooms, a bath and a great room and flex space for an office, rec room or work out room. There is also unfinished space available in the basement for storage. Beautifully landscaped & great curb appeal with a rocking chair front porch. Great location close to Rivergate Shopping Center, restaurants and medical facilities. Close to HWY 160 and HWY 49.**

Directions: **Hwy 160 to Zoar Road, Right into Creekshire Estates, turn right on Brannock Hills. Home is down and on the right.**

Listing Information

DOM: **3** CDOM: **3** Closed Dt: **07/22/19** Slr Contr: **\$0**  
 UC Dt: **06/17/19** DDP-End Date: **07/08/19** Close Price: **\$327,000** LTC: **38**

Prepared By: Linda Hoverman ONeal