


8413 Albury Walk Lane, Charlotte NC 28277-1832

MLS#: **3188456**
 Status: **Closed**
 Subdivision: **Landen Meadows**
 Zoning: **Residential**
 Legal Desc: **L12 B3 M23-778**
 Approx Acres: **0.23**
 Lot Desc: **Corner Lot, Level**

Category: **Single Family**
 Tax Location: **Charlotte**
 Tax Value: **\$174,600**
 Approx Lot Dim: **92 x 10126 X 585 x**

Parcel ID: **229-313-12**
 County: **Mecklenburg**
 Zoning Desc: **R9CD**
 Deed Reference: **16504-134**
 Lot/Unit #: **12**
 Elevation:

List Price: **\$205,000**
 Closed Price: **\$205,000**



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General Information

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

HLA
 Main: **1,550**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **1,550**
 Total: **1,550**

Additional Sqft: **460**

School Information

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

Bldg Information
 Beds: **3**
 Baths: **2/0**
 Year Built: **1990**
 New Const: **No**
 Construct Status:
 Builder: **Centex**
 Model:

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**
 Assumable: **No** Publicly Maint Rd: **Yes**
 Ownership: **Seller owned for at least one year**
 Special Conditions: **None**

Room Information

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

Features

Parking: **Attached Garage, Garage - 2 Car** Main Level Garage: **Yes**
 Driveway: **Concrete**
 Laundry: **1st Floor** Doors/Windows:
 Foundation: **Slab** Fixtures Exceptions: **No**
 Fireplaces: **Yes, Great Room**
 Floors: **Laminate Wood, Vinyl/Linoleum**
 Equip: **Cable Prewire, Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven, Ice Maker Connection, Refrigerator**
 Comm Features: **Playground, Pool, Recreation Area, Tennis Court(s)**
 Interior Feat: **Cable Available, GardenTub**
 Exterior Feat: **Fenced Yard**
 Exterior Const: **Hardboard Siding**
 Porch:
 Street: **Paved** Roof: **Composition Shingle**

Utilities

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

Association Information

Subject To HOA: **Required** HOA Subj Dues: **Mandatory** Assoc Fee: **\$480/Annually** Subject to CCRs: **Yes**
 HOA Management: **Cedar** HOA Management Ph: **704-644-8808** HOA Email:

Remarks

Public Remarks: **Looking for an opportunity for a great deal? Here it is! 3 BR, 2 BTH ranch on a corner lot with a fenced back yard. New roof in 2008 and fence was recently updated. Newer carriage style garage doors. Laminate wood floors in many rooms. Popular location with great schools and easy access to I485 and Ballantyne. Great home for a buyer that wants to update to their tastes or an investor that wants to fix up and rent or flip. This is very rare opportunity in Landen Meadows. Priced to sell.**

Directions: **Ardrey Kell, left on Tamarron, left on Castlebay, right on Albury Walk Lane**

Listing Information

DOM: **7** CDOM: **7** Closed Dt: **07/25/16** Slr Contr: **\$2,500**
 UC Dt: **06/23/16** DDP-End Date: **07/22/16** Close Price: **\$205,000** LTC: **39**

Prepared By: Linda Hoverman ONeal

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