

## Cross Property Client Full

13940 Queens Harbor Road # 13940, Charlotte NC 28278-7356

List Price: \$169,900

MLS#: 3101096	Category: Condo/Townhouse	Parcel ID: 199-421-60	
Status: <span style="color: green;">Active</span>	Tax Location: Mecklenburg	County: Mecklenburg	
Subdivision:	Tax Value: \$147,100	Zoning: R5	
Zoning Desc:	Complex: The Yachtsman	Deed Ref: 26594-324	
Legal Desc: LC BLD 22 M26-773		Lot/Unit #: 13940	
Approx Acres:	Approx Lot Dim:		
Lot Desc:			



CarolinaMLS 2015

General Information

Type: 3 Story  
Style:

HLA

Main:	648
Upper:	378
Third:	0
Lower:	660
Bsmnt:	0
Total:	1,686

Unheated Sqft

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

School Information

Elem: Winget Park  
Middle: Southwest  
High: Olympic

Bldg Information

Beds: 3  
Baths: 2/1  
Year Built: 1996  
New Const: No  
Construct Status: Complete  
Builder:  
Model:  
Pets: Yes

Additional Information

Prop Fin: Cash, Conventional, FHA, USDA, VA  
Primary Residence: Yes Assumable: No  
Ownership: Seller owned for at least one year  
Special Conditions: None

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	0	0/1	Bar/Entertainment, Bathroom(s), Dining Rm, Entry Hall, Family Room, Foyer, Great Rm, Kitchen, Living Rm, Sitting
Upper	0	0/0	Bedroom(s), Bed/Bonus, Bonus Rm, Den, Library, Study
Lower	2	2/	Bathroom(s), Bedroom(s), Laundry

Features

Parking:	Parking Space - 2		
Driveway:	Asphalt	Doors/Windows:	g-Insulated Windows, Screen Door(s)
Laundry:	1st Floor, Laundry Room	Fixtures Exceptions:	No
Foundation:	Slab		
Fireplaces:	Yes, Family Room, Gas Logs, Great Room, Living Room		
Floors:	Ceramic Tile, Wall-to-wall Carpet, Wood		
Equip:	Cable Prewire, Ceiling Fan(s), Cooktop Electric, Cooktop Gas, Dishwasher, Electric Dryer Hookup, Electric Range/Oven, Exhaust Fan, Gas Range/Electric Oven, Ice Maker Connection, Microwave, Oven, Range/Hood		
Comm Features:	Boat Slip, Club House, Dock/Pier, Lake, Pond, Pool, Recreation Area, Tennis Courts		
Interior Feat:	Garden Tub		
Exterior Feat:	Boat Slip (Lease/License), Deck, Enclosed Patio, Lawn Maintenance, Porch - Screened		
Exterior Const:	Hardboard Siding		

Utilities

Sewer:	Community Sewer	Water:	Community Well
HVAC:	Central Air		Wtr Htr: Gas

Association Information

Subject To HOA:	Yes	HOA Subj Dues Mandatory	Assoc Fee:	\$275/Monthly	Subject to CCRs:	Yes
HOA Management:	AMS		HOA Management Ph:	803-831-7023	Confirm Spcl Assess:	No

Condo/Townhouse Information

Entry Level:	Main	Unit's Level In Bldg:	1	Land Included:	No
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Remarks

Public Remarks: One of the last opportunities in this price range (3 levels, not 2)! Property has just been freshly painted and updated including new HVAC, new windows, new carpet, fixtures, and wood floors on the main level are in excellent condition! Building is also being freshly painted this summer which was previously budgeted by the HOA. All it needs is your preferred LAKE LIVING taste and style! Only a few boat dock slips remaining, secure one with a purchase of this unit TODAY!

Directions: Use GPS Navigation

Listing Information

DOM:	29	CDOM:	318	Closed Dt:	Slr Contr:
UC Dt:		DDP-End Date:		Close Price:	LTC:

Prepared By: J. Gregory McLemore