

Cross Property Client Full

16117 Falling Meadows Lane, Charlotte NC 28273-8885

MLS#: 3320893	Category: Single Family	Parcel ID: 219-263-41	List Price: \$219,900
Status: Closed	Tax Location: Mecklenburg	County: Mecklenburg	Closed Price: \$219,900
Subdivision: Hamilton Green	Tax Value: \$164,300	Zoning: R3	
Zoning Desc: Residential		Deed Ref: 12757-147	
Legal Desc: L72 M34-484		Lot/Unit #: 	
Approx Acres: 0.25	Approx Lot Dim: 70 X 145 X 81 X 145	Elevation: 	
Lot Desc: Cul-de-sac Lot, Level, Wooded			



<u>General Information</u>		<u>School Information</u>	
Type:	2 Story	Elem:	River Gate
Style:		Middle:	Southwest
Construction Type:	Site Built	High:	Olympic
<u>HLA</u>		<u>Bldg Information</u>	
Main:	989	Unheated Sqft:	0
Upper:	1,133	Bed:	4
Third:	0	Baths:	2/1
Lower:	0	Year Built:	2001
Bsmnt:	0	New Const:	No
Above Grade:	2,122	Construct Status:	Complete
Total:	2,122	Builder:	Centex
Additional Sqft:	428	Model:	
		Garage Sqft:	
<u>Additional Information</u>			
Prop Fin:	Cash, Conventional, FHA, VA		
Assumable:	No		
Ownership:	Seller owned for at least one year		
Special Conditions:	None		
Publicly Maint Rd:	Yes		
<u>Room Information</u>			

Room Level	Beds	Baths	Room Type
Main	0	0/	Bathroom(s), Breakfast, Dining Room, Entry Hall, Great Room, Kitchen, Laundry
Upper	4	2/0	Bathroom(s), Bedroom(s), Master Bedroom

Features

Parking:	Attached Garage, Garage - 2 Car, Garage Door Opener	Main Level Garage:	Yes
Driveway:	Concrete	Doors/Windows:	g-Insulated Windows
Laundry:	Main, Laundry Room	Fixtures Exceptions:	No
Foundation:	Slab		
Fireplaces:	Yes, Great Room		
Floors:	Carpet, Vinyl/Linoleum		
Equip:	Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven		
Comm Features:	Playground, Pool, Street Lights		
Interior Feat:	Garden Tub, Walk-In Closet(s)		
Exterior Const:	Brick Veneer Partial, Vinyl		
Porch:	Patio	Roof:	Composition Shingle
Street:	Paved		

Utilities

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

Association Information

Subject To HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
HOA Management:	Cusick Community Management	HOA Phone:	704-544-7779	Assoc Fee:	\$400/Annually

Remarks

Lovely 2 story home on a quiet lot with lots of trees in the large and flat back yard on a cul de sac. Well maintained 4 BR, 2.5 BTH home offers a great floor plan with a large great room with a fireplace and a spacious kitchen with lots of cabinetry and upgraded Stainless appliances. Oversized master BR suite with large walk in closet and dual vanities and separate shower and tub. Convenient location close to both Rivergate and the "back way" to I77. Secondary bedrooms are a good size.

Listing Information

DOM:	5	CDOM:	5	Closed Dt:	10/20/17	Slr Contr:	\$0
UC Dt:	09/19/17	DDP-End Date:	10/13/17	Close Price:	\$219,900	LTC:	35

Prepared By: Linda Hoverman ONeal

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