

## Cross Property Client Full

**10417 Oak Pond Circle, Charlotte NC 28277-9507**

MLS#: <b>3246796</b>	Category: <b>Single Family</b>	Parcel ID: <b>225-391-36</b>	List Price: <b>\$550,000</b>
Status: <b>Closed</b>	Tax Location: <b>Charlotte</b>	County: <b>Mecklenburg</b>	Closed Price: <b>\$535,000</b>
Subdivision: <b>Berkeley</b>	Tax Value: <b>\$423,000</b>	Zoning: <b>R3</b>	
Zoning Desc: <b>Residential</b>		Deed Ref: <b>20383-617</b>	
Legal Desc: <b>L59 B1 M22-305</b>		Lot/Unit #:	
Approx Acres: <b>0.40</b>	Approx Lot Dim: <b>95 X 172 X 104 X 173</b>	Elevation:	
Lot Desc: <b>Private, Trees</b>			



General Information

Type: **2 Story/Basement**  
 Style: **Traditional**  
 Construction Type: **Site Built**

HLA  
 Main: **1,254**  
 Upper: **1,686**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **885**  
 Above Grade: **2,940**  
 Total: **3,825**

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

Additional Sqft: **632**

School Information

Elem: **Providence Spring**  
 Middle: **J.M. Robinson**  
 High: **Providence**

Bldg Information

Beds: **4**  
 Baths: **4/1**  
 Year Built: **1991**  
 New Const: **No**  
 Construct Status: **Complete**  
 Builder:  
 Model:  
 Garage Sqft:

Additional Information

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

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, Living Room</b>
<b>Upper</b>	<b>4</b>	<b>3/0</b>	<b>Bathroom(s), Bedroom(s), Laundry, Master Bedroom</b>
<b>Basement</b>	<b>0</b>	<b>1/0</b>	<b>Family Room, Play Room</b>

Features

Parking: **Attached Garage, Garage - 2 Car, Side Load Garage** Main Level Garage: **Yes**  
 Driveway: **Concrete** Doors/Windows:  
 Laundry: **Upper** Fixtures Exceptions: **No**  
 Foundation: **Basement Fully Finished**  
 Fireplaces: **Yes, Bonus Room, Family Room, Natural Gas, Porch, Wood Burning**  
 Floors: **Tile, Carpet, Wood**  
 Equip: **Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Gas Range/Electric Oven, Gas Range/Oven, Ice Maker Connection, Microwave**  
 Interior Feat: **Attic Stairs Pulldown, Cable Available, Kitchen Island, Tray Ceiling, Walk-In Closet(s)**  
 Exterior Feat: **Deck, In-Ground Irrigation, Outdoor Fireplace**  
 Exterior Const: **Brick Veneer Full**  
 Porch: **Back, Screened** Roof: **Architectural Shingle**

Utilities

Sewer: **City Sewer** Water: **City Water**  
 HVAC: **Heat Pump - AC, Heat Pump - Heat, Multizone A/C, MultiZone Heat** Wtr Htr: **Gas**

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
 HOA Management: **Berkeley HOA** HOA Phone: Assoc Fee: **\$200/Annually**

Remarks

Public Remarks: **Fantastic 3 story home in Berkeley loaded with updates and situated on a perfect private wooded lot! Loads of updates in this 4 BR, 4.5 bath that could be featured on the cover of Southern Living magazine. Beautiful colors, finished on site hardwood floors, renovated bathrooms including an exquisite master bathroom with lots of storage. Gorgeous screened porch w/ fireplace and b/in BBQ overlooks wooded back yard and has seasonal pond views. Finished basement w/ family room & fireplace, bath.**

Directions: **Providence Road into Berkeley, right on Alexa, left on Oak Pond**

Listing Information

DOM: **19** CDOM: **19** Closed Dt: **03/20/17** Slr Contr: **\$7,250**  
 UC Dt: **02/22/17** DDP-End Date: **03/06/17** Close Price: **\$535,000** LTC: **45**

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