



Single Family ACT
MLS#: 2038144
[6728 W Providence LN](#)
 Charlotte, NC 28226
Subdivision: None
Legal: L1 M50-109
Tax Loc: Charlotte
County: Mecklenburg
Approx. Acres: 1.37
Primary Residence: N
Spec Cndtns: None

Area: 5-4
LP: ↓ \$319,900
Beds: 5
Baths: 2/1
Parcel ID: 211-042-09
Deed Ref: 24194-660
Year Built: 2008 **New Const:** N
Builder:
Model:
Aprx Lt Dim: 488 X 119 X315 X70
Complete:
Tax Value: \$484,300
Zoning: R3
Lot Desc:
Ownership: Seller owned for at least one year

HOA

Subject to HOA: N	HOA Fee:	HOA Mgmt:	HOA Phone:
SQFT	Main:	Upper:	Lower:
HLA	1700 - 2100	1100 - 1400	0
Unheated:	0	0	0
Add'l SqFt:	200 - 400		
		Bsmt:	Third:
		0	0
		Total HLA:	SCHOOLS
		2800 - 3400	Elem: Olde Providence
			Middle: Carmel
			High: Myers Park

ROOMS

Main: Bonus Rm, Dining Rm, Great Rm, Kitchen, Laundry, Pantry, Sunroom, Living Rm, Rec Rm

Upper: Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5/Bonus, Master BR

Third: None

Basement: None **Lower:** None

Full Bath: **Main:** 0 **Up:** 2 **Low:** 0 **Bsmt:** 0 **Thrd:** 0 **Tot:** 2 **Half Bath:** **Main:** 1 **Up:** 0 **Low:** 0 **Bsmt:** 0 **Thrd:** 0 **Tot:** 1

DESCRIPTION / UTILITIES

Type: 1.5 Story **Style:** **Exterior Const:** Wood **Foundation:** Crawl Space
Driveway: Gravel **Parking:** 2 Car Carport
Fireplace: Y **Location:** Great Room **Grn Cert:**
Floors: **HERS:**
Doors/Windows: **Laundry:** 1st Floor
Equip: Ceiling Fan(s), CO Detector, Dishwasher, Disposal, Electric Range/Oven, Ice Maker Connection, Microwave, Security System, Cable Prewire

Int Feat: Attic Stairs Pulldown, Garage Shop

Ext Feat:

Comm Feat:

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

DIRECTIONS

Instructions: Showing Service, Tenant Occupied, Lockbox/Key

Dirs: Providence Road South from Uptown. Cross Fairview/Sardis intersection. Right on Rea Road. 2nd Right on Providence Lane West. through stop sign. Pass new Ashton subdivision on right. Long gravel driveway behind berm on left before Olde Providence.

REMARKS

A truly unique home and opportunity. Cape Cod style home moved to a private wooded 1.37 acre lot and completely renovated. Almost everything new: stainless appliances, granite, lighting, plumbing...) Large family room with heart of pine flooring at 12" beams from an old 1835 log cabin. Detached 2-car garage with large room above. PRICE REDUCED - only \$103 per foot and WAY below tax value!

AGENT REMARKS www.queencityrealty.com

Tenant occupied. Please give 2 hours notice for showings. Two friendly but barking dogs will be caged.

LISTING INFORMATION

FOR APPOINTMENT CALL:	704-549-0002	DOM: 83	Bonus:	SA: 3 %
List Agent: Robert Bugg (11052)	(704) 719-2100	LD: 08/23/2011	Full Service: Y	BA: 3 %
Co-list Agent :		XD: 08/23/2012	Excl: Exclusive Right	Dual/Var: Y
List Office: Queen City Realty Group (1152)	(704) 719-2100	Agent/Own: Y	Named Prosp: N	
Seller Name: Robert & Jeannette Buqq	704-719-2100	Prop Fin: Cash, Conventional, Lease Purchase		
DDP-End Date:	Cont Dt:	Cond Dt:	Pend Dt:	With Dt:
SO:	SA:	Sold Dt:	Terms:	Slr Contr:

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Prepared By: Robert Bugg

Sunday, November 13, 2011 8:00 PM