

Cross Property Client Full w/photos

2740 Lytham Drive, Charlotte NC 28210-7649

MLS#: 3642665	Category: Single Family	Parcel ID: 207-144-26	List Price: \$214,500
Status: Active	Tax Location: Charlotte	County: Mecklenburg	
Subdivision: Brandon Forest	Tax Value: \$242,100	Zoning: R3	
Zoning Desc: L18 B3 M19-476	Approx Lot Dim:	Deed Ref: 10814-466	
Legal Desc: 1.18 B3 M19-476		Lot/Unit #:	
Approx Acres: 0.34		Elevation:	
Lot Desc:			



<u>General Information</u>		<u>School Information</u>	
Type:	1 Story	Elem:	Unspecified
Style:		Middle:	Unspecified
Construction Type:	Site Built	High:	Unspecified
<u>HLA</u>		<u>Unheated Sqft</u>	
Main:	1,231	Main:	0
Upper:	0	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	0	Bsmnt:	0
Above Grade:	1,231	Total:	0
Total:	1,231	Total:	0
<u>Additional Information</u>		<u>Bldg Information</u>	
Prop Fin:		Beds:	3
Assumable:	No	Baths:	2/0
Ownership:	Seller owned for less than one year	Year Built:	1981
Special Conditions:	None	New Const:	No
Road Responsibility:	Publicly Maintained Road	Prop Compl Date:	
		Construct Status:	
		Builder:	
		Model:	

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Room Information

Room Level	Beds	Baths	Room Type
Main	3	2/0	Bathroom(s), Bedroom(s), Dining Room, Kitchen

Features

Parking:	Driveway	Main Level Garage:	No
Driveway:	Concrete	Doors/Windows:	
Laundry:	Main	Fixtures Exceptions:	No
Foundation:	Crawl Space		
Fireplaces:			
Equip:	None		
Exterior Covering:	Vinyl		

Utilities

Sewer:	City Sewer	Water:	City Water	Wtr Htr:	Electric
HVAC:	Heat Pump - AC, Heat Pump - Heat				
Subject To HOA:	None	Subj to CCRs:		HOA Subj Dues:	

Remarks

Public Remarks: **Now accepting offers! Don't miss out on this opportunity to remodel this cute single story home to make it yours! Located in the desirable Brandon Forest neighborhood of Charlotte, this 3 bed/2 bath home features 1,231 sq/ft and sits on a quiet cut-de-sac lot. Sitting on approximately .34 acres lot with close proximity to shopping and amenities of Charlotte, but far enough away from the busy parts of town make this the perfect location. Storage shed and large enclosed rear porch add even more value to this property This is your chance to buy a home that is in need of repairs and updates at a great price! Property is sold "as-is".**

Directions: **From I-77, take Arrowood Road Exit. Travel East on Arrowood Road and take RIGHT onto N Hebron Street. Turn RIGHT onto South Blvd. Take LEFT onto Sharon Road W. Turn RIGHT onto Oberbeck Ln. Turn RIGHT onto Kirchenbaum Dr. Turn LEFT onto Lytham Drive. Property will be in culdesac on RIGHT.**

Listing Information

DOM:	0	CDOM:	0	Closed Dt:		Slr Contr:	
UC Dt:		DDP-End Date:		Close Price:		LTC:	



Prepared By: Zach Johnson