

## Residential Property Agent Full

**14027 Pine Harbor Road, Charlotte NC 28278-7340**

List Price: **\$319,900**

CMLS#: <b>3604905</b>	Category: <b>Single Family</b>	Parcel ID: <b>199-461-68</b>
Status: <b>Active</b>	Tax Location: <b>Mecklenburg</b>	County: <b>Mecklenburg</b>
Subdivision: <b>Harbor Club</b>	Tax Value: <b>\$247,300</b>	Zoning: <b>R20MF</b>
	Deed Ref: <b>9779-440</b>	Plat Book/Slide:
Legal Desc: <b>L59 M28-308</b>		Block/Section:
Approx Acres: <b>0.18</b>	Approx Lot Dim: <b>72x110x71x110</b>	Elevation:
Lot Desc: <b>Lake Access, Sloping, Water view, Wooded</b>		



<u>General Information</u>		<u>School Information</u>	
Type:	<b>2 Story</b>	Elem:	<b>Winget Park</b>
Style:		Middle:	<b>Southwest</b>
Construction Type:	<b>Site Built</b>	High:	<b>Olympic</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>990</b>	Main:	<b>0</b>
Upper:	<b>1,364</b>	Upper:	<b>0</b>
Third:	<b>0</b>	Third:	<b>0</b>
Lower:	<b>0</b>	Lower:	<b>0</b>
Bsmnt:	<b>0</b>	Bsmnt:	<b>0</b>
Above Grade:	<b>2,354</b>	Total:	<b>0</b>
Total:	<b>2,354</b>	Total:	<b>0</b>
Additional Sqft:	<b>0</b>	Garage Sqft:	<b>440</b>
<u>Additional Information</u>		Prop Compl Date:	
Prop Fin:	<b>Cash, Conventional</b>	Construct Status:	<b>DR Horton</b>
Assumable:	<b>No</b>	Builder:	
Ownership:	<b>Seller owned for at least one year</b>	Model:	
Special Conditions:	<b>None</b>		
Road Responsibility:	<b>Privately Maintained Road or Maintenance Agreement</b>		

Recent: **05/08/2020 : NEWS : ->ACT**

### Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
<b>Main</b>	<b>0/1</b>	<b>0/1</b>	<b>Bathroom(s), Breakfast, Dining Room, Entry Hall, Family Room, Kitchen, Living Room, Pantry</b>
<b>Upper</b>	<b>4</b>	<b>2/</b>	<b>Bathroom(s), Bedroom(s), Laundry</b>

### Features

Lake/Water Amenities:	<b>Boat Slip (Deed)</b>	Main Level Garage:	<b>Yes</b>
Parking:	<b>Garage - 2 Car</b>	Doors/Windows:	<b>g-Insulated Windows</b>
Driveway:	<b>Concrete</b>	Fixtures Exceptions:	<b>No</b>
Laundry:	<b>Upper, Closet</b>		
Foundation:	<b>Slab</b>		
Fireplaces:	<b>Yes, Family Room</b>		
Floors:	<b>Carpet, Vinyl, Wood</b>		
Equip:	<b>Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Range, Microwave</b>		
Comm Features:	<b>Lake, Street Lights</b>		
Interior Feat:	<b>Attic Stairs Pulldown, Walk-In Closet(s)</b>		
Exterior Covering:	<b>Brick Partial, Fiber Cement</b>		
Porch:	<b>Deck</b>	Roof:	<b>Architectural Shingle</b>
Street:	<b>Paved</b>		

### Utilities

Sewer:	<b>Community Sewer</b>	Water:	<b>Community Well</b>
Wtr Htr:	<b>Gas</b>		
HVAC:	<b>Central Air</b>		

### Association Information

Subject To HOA:	<b>Required</b>	Subj to CCRs:	<b>Yes</b>	HOA Subj Dues:	<b>Mandatory</b>
HOA Management:	<b>Key Community Management</b>	HOA Phone:	<b>704-321-1556</b>	Assoc Fee:	<b>\$325/Semi-Annually</b>
HOA Email:	<b>phallisey@keycml.com</b>	HOA 2 Email:			
Proposed Spcl Assess:		Confirm Spcl Assess:	<b>Yes, \$150/semi annually for road mal</b>		

### Remarks

**Public Remarks:** Welcome to the Harbor Club, a Lake Wylie waterfront community in Charlotte. 4 large Bedrooms with the Master Bedroom having water views. A deeded boat slip of your own in the small private marina. Freshly painted, new carpets, new vinyl flooring. Open floor plan with kitchen, dining and great room. Exterior walls with 2x6 studs vs 2x4 affording better insulated exterior walls with low maintenance, cement/fiberglass siding and wider windowsills. Great location, convenient to schools, shopping, airport and major road ways of I-485, I-77 and I-85 exchanges. Seller is offering a one year home warranty. The deeded boat slip has a \$100.- semiannual dock assessment.

**Agent Remarks:** The deeded boat slip has a \$100.- semiannual dock assessment.

**Instructions:** Lockbox/Key, Sign

### Listing/Agent/Office Information

DOM:	<b>0</b>	CDOM:	<b>0</b>	TOM Dt:		Expiry Dt:	<b>09/20/20</b>
Mkt Dt:	<b>05/08/20</b>	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	<b>No</b>						
For Appointment Call:	<b>800 746-9464</b>			List Type:	<b>Exclusive Right</b>		
Listing Agent:	<b>Robert Zito (92013)</b>			Agent Phone:	<b>980-207-4600</b>		
Listing Office:	<b>Queen City Real Estate Group (1212)</b>			Office Phone:	<b>704-414-6678</b>		
Buyer Agency:	<b>3%</b>	Sub Agency:	<b>0%</b>	Transaction Broker:	<b>Percentage</b>	Bonus:	
Named Prosp:	<b>No</b>	Dual/Var:	<b>No</b>	Seller Name:	<b>w/held</b>		
Web URL:				Full Service:	<b>Yes</b>		