

# Cross Property Client Full

**11013 Ogden Lane #253, Charlotte, NC 28278-7022**

MLS#: <b>3874538</b>	Category: <b>Single Family</b>	Parcel ID: <b>217-146-43</b>	List Price: <b>\$540,000</b>
Status: <b>Coming Soon-No Show</b>	City Taxes Paid To: <b>No City Taxes Paid</b>	County: <b>Mecklenburg</b>	Closed Price:
Subdivision: <b>Ridgewater</b>	Tax Value: <b>\$170,300</b>	Zoning: <b>R-5</b>	
Subdivision: <b>L253 M67-449</b>	Zoning Desc:	Deed Ref: <b>36207-169</b>	
Legal Desc: <b>0.17</b>	Approx Lot Dim:	Lot/Unit #: <b>253</b>	
Approx Acres: <b>0.17</b>		Elevation:	
Lot Desc: <b>Cul-de-sac Lot</b>			



General Information

Type: **2 Story**  
 Style: **Transitional**  
 Construction Type: **Site Built**

<u>HLA</u>	<u>Non-HLA Sqft</u>
Main: <b>1,194</b>	Main: <b>0</b>
Upper: <b>1,631</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>2,825</b>	
Total Primary HLA: <b>2,825</b>	Total: <b>0</b>
Additional Sqft: <b>0</b>	

School Information

Elem: **Palisades Park**  
 Middle: **Southwest**  
 High: **Palisades**

Bldg Information

Beds: **5**  
 Baths: **3/0**  
 Year Built: **2020**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status:  
 Builder: **Mattamy**  
 Garage Sqft: **419**

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**  
 Assumable: **No**  
 Ownership: **Seller owned for at least one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Recent: **06/20/2022 : Coming Soon : ->CS**

Room Information

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

Features

Parking: <b>Attached Garage, Garage - 2 Car</b>	Main Level Garage: <b>Yes</b>
Driveway: <b>Concrete</b>	Doors/Windows: <b>g-Insulated Windows</b>
Laundry: <b>Upper, Laundry Room</b>	Fixtures Exceptions: <b>No</b>
Foundation: <b>Slab</b>	
Fireplaces: <b>Yes, Gas Logs, Great Room</b>	
Floors: <b>Carpet, Tile, Vinyl Plank</b>	
Equip: <b>Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Gas Range, Ice Maker Connection, Microwave</b>	
Comm Features: <b>Cabana, Outdoor Pool, Playground, Sidewalk, Street Lights</b>	
Interior Feat: <b>Attic Stairs Pulldown, Cable Available, Drop Zone, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling, Walk-In Closet(s), Walk-In Pantry</b>	
Exterior Feat: <b>Fenced Yard</b>	
Exterior Covering: <b>Stone Veneer, Vinyl</b>	
Porch: <b>Covered, Front</b>	

Utilities

Sewer: <b>City Sewer</b>	Water: <b>City Water</b>	Wtr Htr: <b>Gas</b>
HVAC: <b>Central Air, Gas Hot Air Furnace</b>		

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs: <b>704-973-9019</b>	HOA Subj Dues: <b>Mandatory</b>
HOA Management: <b>Kuester</b>	HOA Phone: <b>704-973-9019</b>	Assoc Fee: <b>\$218.5/Quarterly</b>

Remarks

Public Remarks: **Beautiful 5 BDR home in the prestigious Ridgewater neighborhood of Southwest Charlotte, adjacent to The Palisades and Lake Wylie. Great cul-de-sac location with wooded views! This nearly new open concept home unites the kitchen breakfast area and great rm w/gas fireplace. 1st floor also includes a desirable guest BDR and full bath on the main floor. The separate formal dining rm would make a great home office. The kitchen features a huge center island, white cabinetry, granite counters, gray subway tile backsplash, SS appliances, and a large walk-in pantry. The sunny primary bedroom suite has a tray ceiling, walk-in closet, and a bath w/soaking tub, dual sinks, and large tile shower. A large loft/bonus rm, convenient laundry rm, 3 spacious bedrooms, hall bath w/dual sinks, and upgraded carpet complete the upstairs. The deep backyard is fully fenced with plenty of room for summer fun and entertaining. Enjoy the community pool, playground, nearby nature preserve, Carowinds, and more!**

Listing Information

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

Prepared By: Lizette Conover