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**1300 Reece Road #218, Charlotte NC 28209**

List Price: **\$199,900**

MLS#: <b>3751610</b>	Category: <b>Condo/Townhouse</b>	Parcel ID: <b>17518102</b>
Status: <b>Active</b>	Tax Location: <b>Charlotte</b>	County: <b>Mecklenburg</b>
Subdivision:	Tax Value:	Zoning: <b>Co-op</b>
Zoning Desc:	Complex: <b>Kimberlee</b>	Deed Ref: <b>None</b>
Legal Desc: <b>Unit 218</b>	Approx Lot Dim: <b>0</b>	Lot/Unit #: <b>218</b>
Approx Acres: <b>0.00</b>		Elevation:
Lot Desc:		



1 / 9



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General Information

Type: **Co-op**  
 Style:  
 Construction Type: **Site Built**

<u>HLA</u>	<u>Non-HLA Sqft</u>
Main: <b>1,262</b>	Main: <b>0</b>
Upper: <b>0</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>	Bsmt: <b>0</b>
Above Grade: <b>1,262</b>	
Total: <b>1,262</b>	Total: <b>0</b>

Additional Sqft: **0**

Additional Information

Prop Fin: **Cash**  
 Assumable: **No**  
 Ownership: **Seller owned for less than one year**  
 Special Conditions: **Estate**  
 Road Responsibility: **Privately Maintained Road or Maintenance Agreement**

School Information

Elem: **Unspecified**  
 Middle: **Unspecified**  
 High: **Unspecified**

Bldg Information

Beds: **2**  
 Baths: **1/1**  
 Year Built: **1965**  
 New Const: **No**  
 Prop Compl Date:  
 Construct Status:  
 Builder:  
 Model:  
 Garage Sqft: **0**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
<b>Main</b>	<b>2</b>	<b>1/1</b>	<b>Bathroom(s), Bedroom(s), Kitchen, Living Room</b>

Features

Parking: <b>Carport - 1 Car</b>	Main Level Garage: <b>No</b>
Driveway: <b>Asphalt</b>	Doors/Windows:
Laundry: <b>Common Facility</b>	Fixtures Exceptions: <b>No</b>
Foundation: <b>Slab</b>	
Fireplaces: <b>No</b>	
Floors: <b>Carpet, Tile</b>	
Equip: <b>Ceiling Fan(s)</b>	
Comm Features: <b>Outdoor Pool</b>	
Exterior Feat: <b>Storage Unit</b>	
Exterior Covering: <b>Brick Partial</b>	

Utilities

Sewer: <b>City Sewer</b>	Water: <b>City Water</b>	Wtr Htr: <b>Other</b>
HVAC: <b>Central Air, Electric Hot Air</b>		

Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs:	HOA Subj Dues: <b>Mandatory</b>
HOA Management: <b>Kimberlee</b>	HOA Phone:	Assoc Fee: <b>\$506/Monthly</b>

Condo/Townhouse Information

Ownership Type: <b>Co-op</b>	Unit's Level In Blding: <b>2</b>
Land Included: <b>No</b>	Entry Level: <b>Main</b>

Remarks

Public Remarks: **Convenience of living only steps away from Park Road Shopping Center and Sugar Creek Greenway. This mid-century mid-rise building has 9-foot ceilings and concrete/steel construction. Amenities include pool, Skyview Room, guest quarters, grill area, elevator, xtra personal storage & building wide cat 6 wifi w/ fiber optic cable. Private covered bridge to the center of entertainment, restaurants, Greenway & Park Rd Shopping. Easy access to both Uptown & CLT Douglas Int airport. HOA dues include INDIVIDUAL PROPERTY TAXES, building and grounds maintenance, insurance, water, sewer, cable, trash, and building-wide wi-fi.**

DOM: <b>1</b>	CDOM: <b>1</b>	Closed Dt:	Slr Contr:
UC Dt:	DDP-End Date:	Close Price:	LTC:





Prepared By: James Kluth

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