



Single Family ACT **Area:** 11-5 **Beds:** 4 **Media:** 11
MLS#: 2051432 **LP:** \$299,000 **Baths:** 3/1
[543 Hemmings PL](#) **Parcel ID:** 5600-57-7061-0000
Concord, NC 28027 **Deed Ref:** 5527-136
Subdivision: Laurel Park **Year Built:** 2004 **New Const:** N
Legal: Lot 405 Laurel Park Ph1 **Complete:** **Builder:** Niblock
Tax Loc: Concord **Tax Value:** \$394,450 **Model:** Augusta
County: Cabarrus **Zoning:** SFR **Aprx Lt Dim:** 90x167
Approx. Acres: 0.28 **Lot Desc:**
Primary Residence: **Ownership:** Seller owned for at least one year
Spec Cndtns: None

HOA

Subject to HOA: Y **HOA Fee:** \$450 Annually **HOA Mgmt:** Herman Mgmt **HOA Phone:**

SQFT **Main:** **Upper:** **Lower:** **Bsmt:** **Third:** **Total HLA:** **SCHOOLS**

HLA 2400 - 2900 300 - 500 0 0 0 2800 - 3300 **Elem:** Weddington Hills

Unheated: 600 - 800 0 0 0 0 600 - 800 **Middle:** Northwest Cabarrus

Add'l SqFt: 0 **High:** Northwest Cabarrus

ROOMS

Main: Bedroom 2, Bedroom 3, Breakfast, Den, Dining Rm, Foyer, Kitchen, Laundry, Living Rm, Master BR, Pantry

Upper: Bedroom 3/Bonus

Third: None

Basement: None

Lower: None

Full Bath: **Main:** 2 **Up:** 1 **Low:** 0 **Bsmt:** 0 **Thrd:** 0 **Tot:** 3 **Half Bath:** **Main:** 1 **Up:** 0 **Low:** 0 **Bsmt:** 0 **Thrd:** 0 **Tot:** 1

DESCRIPTION / UTILITIES

Type: 1.5 Story **Style:** Transitional **Exterior Const:** Brick Veneer Full **Foundation:** Crawl Space

Driveway: Concrete **Parking:** 2 Car Garage

Fireplace: Y **Location:** Den, Gas Logs

Grn Cert:

Floors: Ceramic Tile, Vinyl / Linoleum, Wall-to wall Carpet, Wood

HERS:

Doors/Windows: Insulated Windows

Laundry: 1st Floor

Equip: Ceiling Fan(s), Cable Prewire, Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave, Security System, Gas Range/Oven

Int Feat: Attic Stairs Pulldown

Ext Feat: Deck, Porch

Comm Feat: Playground, Pool, Tennis Courts

Wtr/Swr: City Sewer, City Water

Wtr Htr: Gas

HVAC: Central Air

DIRECTIONS

Instructions: Showing Service

Dirs: I-85 from Charlotte to George Liles Blvd, RT on George Liles, Left on Laurel View, Left on Georgetown, Left on Hemmings, Home Left at 543

REMARKS

Great neighborhood. Privacy with this wooded fenced lot. Soaring Ceilings in Great Room with wall of windows. Formal Living and Dining Rm.

AGENT REMARKS

LISTING INFORMATION

FOR APPOINTMENT CALL:

List Agent: William Purgason (62386)

704-549-0002

(704) 258-2867

DOM: 2

LD: 11/10/2011

Bonus:

Full Service: Y

SA: 0 %

BA: 3 %

Co-list Agent :

XD: 02/29/2012

Excl: Exclusive AgencDual/Var: N

List Office: The 76 Group (6238)

(704) 258-2867

Agent/Own: N

Named Prosp: N

Seller Name: Kerr

Prop Fin: Cash, Conventional, FHA

DDP-End Date:

Cont Dt:

Cond Dt:

Pend Dt:

With Dt:

SO: **SA:**

Sales Pr:

Sold Dt:

Terms:

Slr Contr:

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Prepared By: William Purgason

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