



**Single Family**      **CLOSD**      **Area:** 5-7      **Beds:** 4      **Media:** 8      [VT](#)  
**MLS#:** 526200      **LP:** \$695,500      **Baths:** 4/1  
[14327 Ballantyne Country Club DR](#)      **Parcel ID:** 22318479  
 Charlotte, NC 28277      **Deed Ref:** 13042-221  
**Subdivision:** Ballantyne Country Club      **Year Built:** 1998      **New Const:** N  
**Legal:** L215 M27-935      **Complete:**      **Builder:**  
**Tax Loc:** Charlotte      **Tax Value:** \$613,000      **Model:**  
**County:** Mecklenburg      **Zoning:** R123      **Aprx Lt Dim:** 114 x 277 x 28 x 87 x 26  
**Approx. Acres:** 0.72      **Lot Desc:** On Golf Course  
**Primary Residence:**      **Ownership:**  
**Spec Cndtns:**

HOA						
Subject to HOA:	HOA Fee:		HOA Mgmt:		HOA Phone:	
SQFT	Main:	Upper:	Lower:	Bsmt:	Third:	Total HLA:
HLA	2618	1008	942	0		4568
Unheated:	760	0	0	0		0
Add'l SqFt:						
<b>SCHOOLS</b>						
						<b>Elem:</b>
						<b>Middle:</b>
						<b>High:</b>

**ROOMS**  
**Main:** Breakfast, Computer Niche, Den, Dining Rm, Entry Hall, Kitchen, Laundry, Master BR, Office, Pantry

**Upper:** Bedroom 2, Bedroom 3  
**Third:**  
**Basement:** None      **Lower:** Bedroom 4, Office, Rec Rm  
**Full Bath:** Main: 1    Up: 2    Low: 1    Bsmt: 0    Thrd:    Tot: 4    Half Bath: Main: 1    Up: 0    Low: 0    Bsmt: 0    Thrd:    Tot: 1

**DESCRIPTION / UTILITIES**

**Type:** 1.5 Story/Basem **Style:** Transitional      **Exterior Const:** Brick Veneer Full      **Foundation:** Crawl Space  
**Driveway:** Concrete      **Parking:** 3 Car Garage, Attached  
**Fireplace:** Y    **Location:** Den      **Grn Cert:**  
**Floors:** Vinyl / Linoleum, Wall-to wall Carpet, Wood      **HERS:**  
**Doors/Windows:**      **Laundry:** 1st Floor, Utility Room  
**Equip:** Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Security System

**Int Feat:** GardenTub  
**Ext Feat:** Deck, Fenced Yard, In-Ground Irrigation, Porch, Porch - Screened  
**Comm Feat:**  
**Wtr/Swr:** City Sewer, City Water      **Wtr Htr:** Gas      **HVAC:** Central Air, Gas Hot Air

**DIRECTIONS**  
**Instructions:**  
**Dirs:** Take I-77 South to I-485 East. Take the Johnston Road Exit. Turn (R) onto Johnston Road. Turn (L) onto Ballantyne Commons Parkway, Turn (R) onto Ballantyne Forest Drive, Turn (R) onto Ballantyne Country Club Drive.

**REMARKS**  
 Gorgeous pond and golf course view!! Owner's suite on main floor. Walk-in attic storage. Walk-out basement with Rec. Room. Built by Arcadia. Balcony off 2nd floor bedroom with great view. Hardwood floors on 1st floor. Large deck and screened porch great for entertaining.

**AGENT REMARKS**  
 Play set does not remain with house. Friendly black lab named 'Tucker' will be in cage. Fax offer to Bonnie at 704-366-1544.

**LISTING INFORMATION**

<b>FOR APPOINTMENT CALL:</b>	<b>704-549-0002</b>	<b>DOM:</b> 32	<b>Bonus:</b>	<b>SA:</b> 3 %
<b>List Agent:</b> Bonnie Downey (17960)	(704) 542-3737	<b>LD:</b> 06/14/2005	<b>Full Service:</b> Y	<b>BA:</b> 3 %
<b>Co-list Agent :</b>		<b>XD:</b>	<b>Excl:</b> Exclusive Right	<b>Dual/Var:</b> N
<b>List Office:</b> Prudential Carolinas Realty (885007)	(704) 364-1580	<b>Agent/Own:</b>	<b>Named Prosp:</b> N	
<b>Seller Name:</b> Withheld --	<b>Prop Fin:</b> Cash, Conventional			
<b>DDP-End Date:</b>	<b>Cont Dt:</b>	<b>Cond Dt:</b>	<b>Pend Dt:</b> 09/24/2005	<b>With Dt:</b>
<b>SO:</b> 8100 <b>SA:</b> 14133 <b>Sales Pr:</b> \$684000	<b>Sold Dt:</b> 10/26/2005	<b>Terms:</b> Conventional	<b>Slr Contr:</b> \$0	

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Prepared By: Eric Evans

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