

**Condo/Townhouse (Active)**

Area: 6/1

**Media:** 8

MLS#: 690843

LP: \$ 770,000

**Complex:** Parkwood Knoll**Subdivision:** Dilworth**Tax Loc:** Mecklenburg**County:** mecklenburg**Total Fin HLA:** 2127**UnHeated SqFt:** 200**Additional SqFt:****SqFt Source:** Plan**Beds:** 3**Baths:** 2/1[3254 Park RD 3254](#)

charlotte, SC 28209

SqFt	Heated	Unheated
<b>Main:</b>	2127	0
<b>Upper:</b>	0	0
<b>Lower:</b>	0	0
<b>Bsmt:</b>	0	0
<b>Third:</b>	0	0

**New Construction:** Yes **Year Built:** 2007**Completed:** 5/1/2007**Builder:** Cox-Shepp**Model:****SCHOOLS****Elementary:** Selwyn**Middle:** Alexander Graham**High:** Myers Park**ROOMS****Main:** Bedroom 2, Bedroom 3, Dining Rm, Foyer, Kitchen, Laundry, Living Rm, Master BR, Utility**Upper:** None**Lower:** None**Basement:** None**Third:** None

	Main	Upper	Lower	Bsmt	Third	Total
<b>Full Baths</b>	2	0	0	0	0	2
<b>Half Baths</b>	1	0	0	0	0	1

**PROPERTY****Approx Lot Dimension:****Parcel ID:** 14913175**Deed Ref:** 18317564**Lot Description:** End Unit**HOA Fee:** \$ 289 Monthly**Approx. Acres:****Legal:** P4M230-154**Zoning:** R4**HOA Mgmt:** Henderson Properties**Tax Value:** \$ 1,000,050**Land:** No**Unit's Level in Building:** 2**Entry Level:** Main**HOA Phone:** 7045351122**DESCRIPTION****Type:** Mid-Rise**Parking:** 2 Parking Spaces**Fireplace:** No**Floor Coverings:** Ceramic Tile, Prefinished Wood, Wall-to wall Carpet, Wood**Equipment:** Cable Prewire, Ceiling Fan(s), Convection Oven, Dishwasher, Disposal, Electric Dryer Hookup, Gas Range/Electric Oven, Ice Maker Connection, Microwave, Network Ready, Refrigerator, Self Cleaning Oven**Interior Features:** GardenTub, Storage Unit, Whirlpool**Exterior Features:** Enclosed Patio, In-Ground Gas Grill, Outdoor Fireplace, Storage Unit**Community Features:** Elevator, Gated Community**UTILITIES****Water/Sewer:** City Sewer, City Water**HVAC:** Central Air, Gas Hot Air**Water Heater:** Gas**DIRECTIONS****Directions:** From Park Rd. Shopping Ctr. take Park Rd. 1/2 mile toward town. Located 3 doors past YWCA and before Marsh Rd.**REMARKS**

Equisite French Provisional Style living in beautiful Dilworth. This Cox-Shepp NEW construction boasts Music Room, Granite, hardwoods, 10ft ceilings, Stainless Steel Appliances, Walk-in closets, Custom Granite in baths, huge walk in shower with glass surround, oversized jetted tub, custom built in book cases, 42in Plasma HDTV with surround sound throughout, Schonbeck Lighting. Call for a full list

Properties reported may be listed or sold by various participants in the MLS.

This information may be subject to errors and should be verified by the user.

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Prepared By: [Ryan Barker](#), Tue, Jun 26, 2007 12:27 PM



**Condo/Townhouse (Active)**

**Area:** 6/1

**Media:** 8

**MLS#:** 690849

**LP:** \$ 780,000

**Complex:** Parkwood Knoll  
**Subdivision:** Dilworth

[3266 Park RD 3266](#)

Charlotte, NC 28209

**Tax Loc:** Mecklenburg

**County:** Mecklenburg

SqFt	Heated	Unheated
<b>Main:</b>	2250	175
<b>Upper:</b>	0	0
<b>Lower:</b>	0	0
<b>Bsmt:</b>	0	0
<b>Third:</b>	0	0

**Total Fin HLA:** 2250

**UnHeated SqFt:** 175

**Additional SqFt:**

**SqFt Source:** Plan

**Beds:** 3

**Baths:** 2/1

**New Construction:** Yes

**Year Built:** 2007

**Completed:** 6/1/2007

**Builder:** Cox-Shepp

**Model:** F-2

**SCHOOLS**

**Elementary:**

**Middle:**

**High:**

**ROOMS**

**Main:** Bar/Entertainment, Bedroom 2, Bedroom 3, Breakfast, Dining Rm, Foyer, Great Rm, Kitchen, Laundry, Master BR, Pantry, Utility

**Upper:** None

**Lower:** None

**Basement:** None

**Third:** None

	Main	Upper	Lower	Bsmt	Third	Total
<b>Full Baths</b>	2	0	0	0	0	2
<b>Half Baths</b>	1	0	0	0	0	1

**PROPERTY**

**Approx Lot Dimension:**

**Approx. Acres:**

**Tax Value:** \$ 811,100

**Parcel ID:** 149-131-08

**Legal:** M44-596

**Land:** No

**Deed Ref:** 22266-349

**Zoning:** R4

**Unit's Level in Building:**

**Lot Description:** End Unit

**Entry Level:** Main

**HOA Fee:** \$ 289 Monthly

**HOA Mgmt:** Henderson Properties

**HOA Phone:**

**DESCRIPTION**

**Type:** Mid-Rise

**Style:** French Provincial

**Exterior Const:** Brick Veneer Full

**Parking:** 2 Parking Spaces, Keypad Entry, Parking Gar

**Driveway:** Concrete

**Foundation:**

**Fireplace:** Yes

**Fireplace Location:** Great Room

**Laundry:** Laundry Room

**Floor Coverings:** Ceramic Tile, Wall-to wall Carpet, Wood

**Doors/Windows:** Insulated Windows

**Equipment:** Cable Prewire, Ceiling Fan(s), CO Detector, Convection Oven, Dishwasher, Disposal, Ice Maker Connection, Microwave, Network Ready, Refrigerator, Security System, Surround Sound

**Interior Features:** GardenTub, Storage Unit, Whirlpool

**Exterior Features:** Enclosed Patio, In-Ground Gas Grill

**Community Features:** Elevator, Gated Community

**UTILITIES**

**Water/Sewer:** City Sewer, City Water

**HVAC:** Central Air, Gas Hot Air

**Water Heater:** Gas

**DIRECTIONS**

**Directions:** 3266 Park Rd at Parkwood Knoll in beautiful Dilworth.

**REMARKS**

Equisite French Provisional Style living in beautiful Dilworth. This Cox-Shepp NEW construction boasts Music Room, Granite, hardwoods, 10ft ceilings, Stainless Steel Appliances, Walk-in closets, Custom Granite in baths, huge walk in shower with glass surround, oversized jetted tub, custom built in book cases, 42in Plasma HDTV with surround sound throughout, Schonbeck Lighting. Call for a full list

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