



# 1147 Harbor River Downtown Memphis Mud Island Home

Harbor Isle Subdivision  
3 Bedroom 2 Baths

## \$183,000



Beautiful 3 Bedroom 2 Bath Home with Tiled Kitchen, New Lighting, New Paint and Fenced Yard. Very Charming Home on one level with open floor plan and 3rd bedroom could be used as an office.

**TRACIE & CHRIS**  
realtor team

Tracie Gaia  
901.649.6232



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901.527.7779

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ML#: 3187097 P: 9 ACT RES 741A LP:\$ 183,000  
 Address: 1147 HARBOR RIVER CV Unit #:  
 City: MEMPHIS State: TN Zip Code: 38103 HandyMap:  
 County: SHELBY Cross St: FLEETS BAY Parcel ID: 069077 D00072  
 Bedrooms: 3 Living Rm: 0x0 Master Bedroom: 14x11  
 Full Baths: 2 Dining Rm: 11x9 Bedroom 2: 11x10  
 Half Baths: 0 Kitchen: 13x11 Bedroom 3: 11x9  
 # Rooms: 6 Breakfast: Bedroom 4:  
 #Bds Down: 3 Den/Great: 19x15 Bedroom 5:  
 # Stories: 1.00 Play/Bonus: Keeping/Hearth:  
 #FP: 0 Neigh Assoc: Y Office:  
 Parking: G2A Ann Assoc Fee: 1,000 Construction Status: Existing Property  
 ListType: Exclusive Right to Sell Est. Date of Completion:  
 Service Type: Full Service Listing Apx SqFt: 1200-1399 Year Built: 2001  
 Lot Size: 3100 SF 31 X 100 Pool: None Flood Ins Req:  
 Legal Subdivision: HARBOR ISLE PD PH 1 Termite Contract:

Sales Type: Normal Sale  
 Annual Cnty/City Taxes: \$1,738 / \$1,379  
 Acreage: 0.070 Lot#: 72 Lot Size: 3100 SF 31 X 100  
 MAAR Subdivision: HARBOR ISLE PH1  
 Directions: Located on the Island. Straight on Island Drive to right on Island Place. Take 3rd street on the right which is Fleets Bay. Dead end to Harbor River turn right house is on right.

| Features:                |   |
|--------------------------|---|
| Type:                    | General Residential   |
| Style:                   | Traditional   |
| Additional Br/ Bth Info: | All Bedrooms Down, Split Bedroom Plan, Double Vanity Bath   |
| Master Bedroom:          | Level 1, Full Bath, Carpet  |
| Bedroom 2:               | Level 1, Private Full Bath, Carpet  |
| Bedroom 3:               | Level 1, Shared Bath, Carpet  |
| Bedroom 4:               |   |
| Bedroom 5:               |   |
| Office:                  |   |
| Master Bath:             | Double Sinks, Tile Floor  |
| Liv/Din/Kitchen:         | Sep Den, Sep Dining Rm, Brkfst Bar, Pantry  |
| Interior Equipment:      | Range/Oven, Self Cleaning Oven, Disposal, Dishwasher, Microwave, Cable Wired                                  |
| Other Rooms:             | Laundry Room  |
| Misc. Interior:          | Excl Some Window Treatments, Walk-In Closet(s), Pull Dn Attic Stairs, Smoke Detector(s)                       |
| Handicap Design:         |   |
| Floors/Ceilings:         | Part Hardwood, Part Carpet, Tile, Vaulted/Coffered/Tray Ceiling   |
| Fireplace:               |   |
| 1st Story:               | Dining Room, Den/Great Room, Kitchen, Master Bedroom, 2nd Bedroom, 3rd Bedroom, 2 or More Baths, Laundry Room |
| 2nd Story:               |   |
| Heating:                 | Central   |
| Cooling:                 | Central, Ceiling Fan(s)   |
| Water/Sewer:             | Public Water, Public Sewer  |
| Roof:                    | Composition Shingles  |
| Foundation:              | Slab  |
| Exterior/Windows:        | Wood/Composition  |
| Parking/Storage:         | Garage Door Opener(s), Back-Load Garage   |
| Lot Description:         | Some Trees, Cove, Landscaped, Wood Fenced   |
| Misc. Exterior:          | Auto Lawn Sprinkler, Porch, Covered Patio   |
| Neighborhood Amenities:  |   |
| Historic Dist:           |   |
| New Finance:             | Conventional, FHA   |
| Wrtly/ Poss/ Req'd Add:  | Possession by Agreement, LA to Hold Earnest Money   |
| Showing Instructions:    | Appointment Only, Call Listing Agent  |

**Remarks:** Public Remarks: No Doubt in Great Shape! Open layout with 3 bdrm that can be used also as office. Hdwd flrs in Den, Tile Kitch, Freshly painted interior, Nice closet space, Bfst Bar plus dining area, New lighting thru. Move-in Ready! Bonus Feature having the Fenced Yard!

**REALTOR Remarks:** Absolutely darling home! New baby so please try to give notice if possible. Easy to show. Shows super well. Owners being transferred.

| Listing Information: |              |                                  |              |
|----------------------|--------------|----------------------------------|--------------|
| List Office:         | GGAR         | Garland Company Real Estate, LLC | 901-527-7779 |
| List Agent:          | 9886         | Tracie Gaia                      | 901-649-6232 |
| Co-List Agt:         | 9884         | Chris Garland                    | 901-338-3226 |
| Appointment:         | 901-649-6232 | List Date: 12/10/2009            | Expire Date: |
|                      |              |                                  | Var Comm: N  |

| Sold Information: |   |                   |                     |
|-------------------|---|-------------------|---------------------|
| Pend Dt:          |   | Selling Office:   | Lease to Purchase   |
| Close Date:       |   | Selling Agent:    | SP:                 |
| DOM:              | 5 | Co-Selling Agent: | Orig LP: \$ 183,000 |
| *CDOM:            | 5 | Sold SF:          | Sold Term:          |
| Corporate Own:    | N | Sir Contrb:       |                     |

\* Information, including Square Footage, deemed reliable but not warranted. The CDOM fields does not include prior time on the market if the listing has been off market for 30 or more days.