

Downtown Memphis - Mud Island Home

1322 Harbor Park  
Memphis, TN 38103

2 Br 2 Bath Home  
Private 2 Car Garage

# For Sale \$167,500



Cozy 2 Bedroom 2 Bath home located on Mud Island and just a few Blocks from the Greenbelt Park on the Mighty Mississippi River. Come take a look at the brand new Bamboo Floors installed 3/29/11! Beautiful, open and priced to sell, this home is conveniently located for Miss Cordelia's Grocery, Cafe Electric, Nail Bar, Tan N Go, Randos Hair Salon, Movie & Pizza and Happy Days Cleaners, Tugs Bar and Grill and the all new Paulette's! Make this super well cared for home yours and enjoy the convenience and beauty of living on the island, just a short ride from Downtown Events! Call us today to set up a tour!



MLS ID: 3212944



**Garland Company**  
REAL ESTATE

113 Harbor Town Square  
Suite 203  
Memphis, TN 38103  
901.527.7779

[www.garlandcompany.com](http://www.garlandcompany.com)



**TRACIE & CHRIS**  
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**ML#: 3192944 P: 12 ACT RES 741A LP:\$ 167,500**  
**Address:** 1322 HARBOR PARK DR **Unit #:**  
**City:** MEMPHIS **State:** TN **Zip Code:** 38103 **HandyMap:**  
**County:** SHELBY **Cross St:** FLEETS ISLAND **Parcel ID:** 069077 H00065  
**Bedrooms:** 2 **Living Rm:** 0x0 **Master Bedroom:** 14x12  
**Full Baths:** 2 **Dining Rm:** 11x10 **Bedroom 2:** 12x11  
**Half Baths:** 0 **Kitchen:** 11x10 **Bedroom 3:**  
**# Rooms:** 5 **Breakfast:** **Bedroom 4:**  
**#Bds Down:** 2 **Den/Great:** 20x13 **Bedroom 5:**  
**# Stories:** 1.00 **Play/Bonus:** **Keeping/Hearth:**  
**#FP:** 1 **Neigh Assoc:** Y **Office:**  
**Parking:** G2A **Ann Assoc Fee:** 900 **Construction Status:** Existing Property  
**ListType:** Exclusive Right to Sell **Est. Date of Completion:**  
**Service Type:** Full Service Listing **Apx SqFt:** 1000-1199 **Year Built:** 2005  
**Lot Size:** 31.00 X 100.00 **Pool:** None **Flood Ins Req:**  
**Legal Subdivision:** ISLAND POINT PD PH 1 **Termite Contract:** Y

**Sales Type:** Normal Sale  
**Annual Cnty/City Taxes:** \$1,786 / \$ 1,417  
**Acres:** 0.070 **Lot# :** 65 **Lot Size:** 31.00 X 100.00 **MAAR Subdivision:** ISLAND POINT PH1  
**Directions:** Over Auction Street Bridge veer right at round about. Follow Island Drive to Right on Island Place, then left on Fleets Island, then right on Harbor Park house is located on the right side of street

Features:	
<b>Type:</b>	General Residential
<b>Style:</b>	Traditional
<b>Additional Br/ Bth Info:</b>	All Bedrooms Down, Split Bedroom Plan, Double Vanity Bath
<b>Master Bedroom:</b>	Level 1, Full Bath, Carpet
<b>Bedroom 2:</b>	Carpet, Private Full Bath, Vaulted/Coffered Ceiling, Level 1
<b>Bedroom 3:</b>	
<b>Bedroom 4:</b>	
<b>Bedroom 5:</b>	
<b>Office:</b>	
<b>Master Bath:</b>	Double Sinks
<b>Liv/Din/ Kitchen:</b>	Brkfst Bar, Pantry, Sep Living Rm, Sep Dining Rm
<b>Interior Equipment:</b>	Range/Oven, Disposal, Dishwasher, Refrigerator, Washer, Dryer
<b>Other Rooms:</b>	Laundry Room
<b>Misc. Interior:</b>	All Window Treatments, Pull Dn Attic Stairs, Security System, Walk-In Closet(s), Smoke Detector(s)
<b>Handicap Design:</b>	
<b>Floors/Ceilings:</b>	Tile, Part Carpet
<b>Fireplace:</b>	Gas Logs, In Den/Great Rm, Ventless Gas Firepl
<b>1st Story:</b>	
<b>2nd Story:</b>	
<b>Heating:</b>	Central
<b>Cooling:</b>	Central
<b>Water/Sewer:</b>	Gas Water Heater, Public Water, Public Sewer
<b>Roof:</b>	Composition Shingles
<b>Foundation:</b>	Slab
<b>Exterior/Windows:</b>	Wood/Composition, Double Pane Window(s)
<b>Parking/Storage:</b>	Back-Load Garage, Garage Door Opener(s)
<b>Lot Description:</b>	Other
<b>Misc. Exterior:</b>	Porch, Patio
<b>Neighborhood Amenities:</b>	
<b>Historic Dist:</b>	
<b>New Finance:</b>	Conventional, FHA
<b>Wrtly/ Poss/ Req'd Add:</b>	Possession by Agreement, LA to Hold Earnest Money
<b>Showing Instructions:</b>	Call Appointment Secretary
<b>Green Features:</b>	

**Remarks:**  
**Public Remarks:** Splendid Split 2 Bedrm plan on the Island. NEW BAMBOO FLOORS AS OF 3.31.11 IN LIVING, KITCHEN AND LAUNDRY ROOM! Walk to Greenbelt Park on the Mississippi River. Open floor Plan, Ventless FP, 2 Car Garage, Well cared for, Incredible low Price.  
**REALTOR Remarks:** Easy to show. NEW BAMBOO FLOORS IN LIVING, KITCHEN AND LAUNDRY AS OF 3.31.11! Shows very very well. Bonus! there is a guest parking area in front of the hm. Super Condition!

Listing Information:			
<b>List Office:</b>	GGAR	Garland Company Real Estate, LLC	901-527-7779
<b>List Agent:</b>	9884	Chris Garland	901-338-3226
<b>Co-List Office:</b>			
<b>Co-List Agt:</b>	9886	Tracie Gaia	901-649-6232
<b>Appointment:</b>	901-754-7575	<b>List Date:</b>	<b>Expire Date:</b>
			<b>Comm to SA:</b>
			<b>Comm to BA:</b> 3.00
			<b>Comm to TB:</b>
			<b>Var Comm:</b>

Sold Information:			
<b>Pend Dt:</b>		<b>Selling Office:</b>	<b>Lease to Purchase</b>
<b>Close Date:</b>		<b>Selling Agent:</b>	<b>SP:</b>
<b>DOM:</b>		<b>Co-Selling Agent:</b>	<b>Orig LP:</b> \$ 179,900
<b>*CDOM:</b>		<b>Sold SF:</b>	<b>Sold Term:</b>
<b>Corporate Own:</b> N	* 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.		Prepared By:
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			RES Agent Full Report