



1355 E Island Place Downtown Memphis Mud Island Home

Approximately 2400 Square Feet
3 Bedroom + Bonus Room
2.5 Baths
\$279,500



This is a showplace! Upgrades Galore, Excellent Custom Lighting, Granite Counters, JennAir Dual Fuel Dbl Oven, JennAir Super Quiet Dishwasher, Huge Master Bedroom with Spacious Master Bath, Seperate Shower, Custom Walk-in-Closet, 3rd Floor Bonus, Etc Etc!!

Chris Garland
901.338.3226



Garland
Company
REAL ESTATE

901.527.7779

Tracie Gaia
901.649.6232

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ML#: 3166339 P: 12 ACT RES 741A LP:\$ 279,500
 Address: 1355 E ISLAND PL Unit #:
 City: MEMPHIS State: TN Zip Code: 38103 HandyMap:
 County: SHELBY Cross St: Parcel ID: 069077 J00001
 Bedrooms: 3 Living Rm: 21x14 Master Bedroom: 18x18
 Full Baths: 2 Dining Rm: 14x11 Bedroom 2: 12x11
 Half Baths: 1 Kitchen: 12x11 Bedroom 3: 12x11
 # Rooms: 7 Breakfast: 12x10 Bedroom 4:
 #Bds Down: 0 Den/Great: 0x0 Bedroom 5:
 # Stories: 2.10 Play/Bonus: 18x16 Keeping/Hearth:
 #FP: 1 Neigh Assoc: Y Office:
 Parking: G2A Assoc Fee: 900 Construction Status: Existing Property
 ListType: Exclusive Right to Sell Est. Date of Completion:
 Service Type: Full Service Listing Apx SqFt: 2400-2599 Year Built: 2005
 Acreage: 0.080 Lot# : 87 Lot Size: 31 X 115 Pool: None Flood Ins Req: N
 MAAR Subdivision: ISLAND POINT PH2 Legal Subdivision: ISLAND POINT PD PHASE 2 Termite Contract: Y
 Directions: Right on Island Place from Island Drive, House is on the left side of the street towards the newer Homes

Features:

Type:	General Residential	Floors/ Ceilings:	Part Hardwood, Part Carpet, Tile, Smooth Ceiling, 9 or more Ft. Ceiling
Style:	Traditional	Fireplace:	In Living Rm, Gas Logs
Additional Br/ Bth Info:	All Bedrooms Up, Luxury Master Bath, Separate Tub & Shower, Whirlpool(s), Double Vanity Bath	1st Story:	Living Room, Kitchen, Dining Room, 1/2 Bath, Breakfast Room
Master Bedroom:	Level 2, Walk-In Closet, Full Bath, Smooth Ceiling, Carpet	2nd Story:	Master Bedroom, 2nd Bedroom, 3rd Bedroom, 2 or More Baths
Bedroom 2:	Level 2, Smooth Ceiling, Carpet, Shared Bath	Heating:	Central, Gas
Bedroom 3:	Level 2, Shared Bath, Smooth Ceiling, Carpet	Cooling:	Central, Ceiling Fan(s)
Bedroom 4:		Water/Sewer:	Public Water, Public Sewer, Gas Water Heater
Bedroom 5:		Roof:	Composition Shingles
Office:		Foundation:	Slab
Master Bath:	Double Sinks, Whirlpool Tub, Sep Shower, Dressing Area, Smooth Ceiling, Tile Floor	Exterior/ Windows:	Wood/Composition, Wood Window(s)
Liv/Din/ Kitchen:	LR/DR Combo, Up-Dated Kitchen, Brkfst Bar, Pantry, Island In Kitchen	Parking/ Storage:	Driveway/Pad, Back-Load Garage, Garage Door Opener(s), Other (See REMARKS)
Interior Equipment:	Range/Oven, Double Oven, Gas Cooking, Disposal, Dishwasher, Microwave, Refrigerator, Cable Wired, Other (See REMARKS)	Lot Description:	Some Trees, Landscaped
Other Rooms:	Laundry Room, Bonus Room	Misc. Exterior:	Auto Lawn Sprinkler, Porch
Misc. Interior:	Walk-In Closet(s), Attic Access, Security System, Smoke Detector(s)	Neighborhood Amenities:	
Handicap Design:		Historic Dist:	
		New Finance:	Conventional, FHA, VA
		Wrt'y/ Poss/ Req'd Add:	Possession by Agreement, LA to Hold Earnest Money
		Showing Instructions:	Appointment Only, Call Listing Agent

Remarks:

Public Remarks: Wow! This is a showplace! Upgrades Galore, Excellent Custom Lighting, Granite Counters, JennAir Dual Fuel Dbl Oven, JennAir Super Quiet Dishwasher, Huge Master Bedroom with Spacious Master Bath, Sep Shower, Custom Walk-in-Closet, 3rd Floor Bonus, Etc Etc!!
 REALTOR Remarks: This is it, your buyers will have a hard time resisting this one. Shows Like a Dream..Excellent Everything..A pleasure to show and Easy too..Call for Appointment. \$6000 in custom window treatments could be your buyer's with an acceptable offer!!

Listing Information:

List Office:	GGAR	Garland Company Real Estate, LLC	901-527-7779	Comm to SA:
List Agent:	9884	Chris Garland	901-338-3226	Comm to BA: 3.00
Co-List Agt:	9886	Tracie Gaia	901-649-6232	Comm to TB:
Appointment:	901-338-3226	List Date: 03/13/2009	Expire Date: 06/30/2009	Var Comm:

Sold Information:

Pend Dt:	Selling Office:		
Close Date:	Selling Agent:		SP:
DOM:	Co-Selling Agent:		Orig LP:
*CDOM:	Sold SF:	Sir Contrb:	Sold Term:

Corporate Own: 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: Chris Garland
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