



# 1477 Pemberton

Cordova Area Home  
3 Bedroom & 2 Bath  
2 Car Garage  
NO CITY TAXES

## \$107,000



This barely lived in home has the Perfect layout with split bedroom plan and loads of natural light. Other features include a cozy brick gas fireplace, separate dining area, breakfast bar, open kitchen, spacious bedrooms and a neutral color scheme to suit all.

**Tracie Gaia**  
901.649.6232



**Chris Garland**  
901.338.3226

**TRACIE & CHRIS**  
realtor team



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

Office: 901.527.7779



**ML#: 3190049 P: 9 ACT RES 794A LP:\$ 107,000**  
**Address:** 1477 PEMBERTON LN **Unit #:**  
**City:** UNINCORPORATED **State:** TN **Zip Code:** 38016 **HandyMap:**  
**County:** SHELBY **Cross St:** SUTTON RIDGE **Parcel ID:** D0209A B00078  
**Bedrooms:** 3 **Living Rm:** 0x0 **Master Bedroom:** 15x12  
**Full Baths:** 2 **Dining Rm:** 12x9 **Bedroom 2:** 11x9  
**Half Baths:** 0 **Kitchen:** 12x9 **Bedroom 3:** 11x9  
**# Rooms:** 5 **Breakfast:** **Bedroom 4:**  
**#Bds Down:** 3 **Den/Great:** 15x13 **Bedroom 5:**  
**# Stories:** 1.00 **Play/Bonus:** **Keeping/Hearth:**  
**#FP:** 1 **Neigh Assoc:** N **Office:**  
**Parking:** G2A **Ann Assoc Fee:** **Construction Status:** Existing Property  
**ListType:** Exclusive Right to Sell **Est. Date of Completion:**  
**Service Type:** Full Service Listing **Apx SqFt:** 1000-1199 **Year Built:** 2007  
**Lot Size:** 41X 110.83 IRR **Pool:** None **Flood Ins Req:**  
**Legal Subdivision:** SUTTON PLACE PD PH 2 **Termite Contract:**

**Sales Type:** Normal Sale  
**Annual Cnty/City Taxes:** \$1,066 / \$ 0  
**Acres:** 0.100 **Lot# :** 169  
**MAAR Subdivision:** SUTTON PLACE PH2  
**Directions:** From Macon turn North on Houston Levee. Take right (east) on Sutton Ridge Lane. Pemberton will be the 2nd street on Right. Home is down on right side.

Features:	
<b>Type:</b> General Residential	<b>Floors/Ceilings:</b> Wall to Wall Carpet
<b>Style:</b> Traditional	
<b>Additional Br/ Bth Info:</b> All Bedrooms Down, Split Bedroom Plan	<b>Fireplace:</b> In Den/Great Rm, Ventless Gas Firepl
<b>Master Bedroom:</b> Level 1, Walk-In Closet, Full Bath	<b>1st Story:</b> Dining Room, Den/Great Room, Kitchen, Master Bedroom, 2nd Bedroom, 3rd Bedroom
<b>Bedroom 2:</b> Level 1, Shared Bath	<b>2nd Story:</b>
<b>Bedroom 3:</b> Level 1, Shared Bath	<b>Heating:</b> Central
<b>Bedroom 4:</b>	<b>Cooling:</b> Central
<b>Bedroom 5:</b>	<b>Water/Sewer:</b> Public Water, Public Sewer
<b>Office:</b>	<b>Roof:</b> Composition Shingles
<b>Master Bath:</b>	<b>Foundation:</b> Slab
	<b>Exterior/Windows:</b> Brick Veneer, Double Pane Window(s)
<b>Liv/Din/Kitchen:</b> Sep Den, Sep Dining Rm, Brkfst Bar, Pantry	<b>Parking/Storage:</b> Back-Load Garage
<b>Interior Equipment:</b> Range/Oven, Disposal, Dishwasher	<b>Lot Description:</b> Landscaped
<b>Other Rooms:</b> Laundry Room	<b>Misc. Exterior:</b> Porch
<b>Misc. Interior:</b> Walk-In Closet(s), Security System, Smoke Detector(s)	<b>Neighborhood Amenities:</b>
	<b>Historic Dist:</b>
	<b>New Finance:</b> FHA, Conventional
	<b>Wrtly/ Poss/ Req'd Add:</b> Possession by Agreement, LA to Hold Earnest Money
	<b>Showing Instructions:</b> Appointment Only, Call Listing Agent

**Remarks:** Perfect layout with split bdrm plan. Cozy Brick Gas FP, sep dining area, bkfst bar, open kitchen, loads of light. Neutral color scheme to suit all. Hardly lived in, like new! 2 Car Garage, Nice laundry rm, spacious bdrms, easy to maintain. Shows Great!!

**REALTOR Remarks:** Call either agent for showing instructions. Really adorable home located in new subdivision. Shows perfectly. Neutral tones. Very well kept. Hardly lived in. Copy of Floor Plan is shown as an attachment on MLS along w/disclosures.

Listing Information:			
<b>List Office:</b> GGAR	Garland Company Real Estate, LLC	901-527-7779	<b>Comm to SA:</b> 0.00
<b>List Agent:</b> 9886	Tracie Gaia	901-649-6232	<b>Comm to BA:</b> 3.00
<b>Co-List Agt:</b> 9884	Chris Garland	901-338-3226	<b>Comm to TB:</b> 0.00
<b>Appointment:</b> 901-649-6232	<b>List Date:</b>	<b>Expire Date:</b>	<b>Var Comm:</b> N

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> 10	<b>Co-Selling Agent:</b>	<b>Orig LP:</b> \$ 114,500	
<b>*CDOM:</b> 10	<b>Sold SF:</b>	<b>Sold Term:</b>	
<b>Corporate Own:</b> N	<b>Sir Contrb:</b>		

\* 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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