



1477 Pemberton

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

\$114,500



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

Office: 901.527.7779



ML#: 3190049 P: 9 ACT RES 794A LP: \$ 114,500
 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
 Acreage: 0.100 Lot#: 169 Lot Size: 41X 110.83 IRR Pool: None Flood Ins Req:
 MAAR Subdivision: SUTTON PLACE PH2 Legal Subdivision: SUTTON PLACE PD PH 2 Termite Contract:
 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:		
Type:	General Residential	Floors/
Style:	Traditional	Ceilings:
Additional Br/ Bth Info:	All Bedrooms Down, Split Bedroom Plan	Wall to Wall Carpet
Master Bedroom:	Level 1, Walk-In Closet, Full Bath	Fireplace:
Bedroom 2:	Level 1, Shared Bath	In Den/Great Rm, Ventless Gas Firepl
Bedroom 3:	Level 1, Shared Bath	Dining Room, Den/Great Room, Kitchen, Master Bedroom, 2nd Bedroom, 3rd Bedroom
Bedroom 4:		1st Story:
Bedroom 5:		2nd Story:
Office:		Heating:
Master Bath:		Central
Liv/Din/ Kitchen:	Sep Den, Sep Dining Rm, Brkfst Bar, Pantry	Cooling:
Interior Equipment:	Range/Oven, Disposal, Dishwasher	Central
Other Rooms:	Laundry Room	Water/Sewer:
Misc. Interior:	Walk-In Closet(s), Security System, Smoke Detector(s)	Public Water, Public Sewer
Handicap Design:		Roof:
		Composition Shingles
		Foundation:
		Slab
		Exterior/ Windows:
		Brick Veneer, Double Pane Window(s)
		Parking/ Storage:
		Back-Load Garage
		Lot Description:
		Landscaped
		Misc. Exterior:
		Porch
		Neighborhood Amenities:
		Historic Dist:
		New Finance:
		FHA, Conventional
		Wrtly/ Poss/ Req'd Add:
		Possession by Agreement, LA to Hold Earnest Money
		Showing Instructions:
		Appointment Only, Call Listing Agent

Remarks:
 Public 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:			
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:	Expire Date:
			Var Comm: N

Sold Information:			
Pend Dt:		Selling Office:	Lease to Purchase
Close Date:		Selling Agent:	SP:
DOM:	10	Co-Selling Agent:	Orig LP: \$ 114,500
*CDOM:	10	Sold SF:	Sold Term:
Corporate Own:	N	Sr Contrb:	

02/05/10 07:40 AM * 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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