



447 Shelley Renee

Cordova Area - Memphis
Sanga Point Subdivision

Approximately 2,000 Square Feet

**3 Bedroom 2 Baths
Plus Bonus Room**



Master Br: 15 x 13
2nd Br: 12 x 11
3rd Br: 11 x 10

\$169,900

Kitchen: 22 x 12
Bonus: 22 x 12
Living: 19 x 15

This awesome Cordova home has updates Galore! New Paint in and Out, New Carpet, New Door Hardware, New Granite Counters, New Roof, New Light Fixtures and Fans, New Stainless Appliances, Newly Painted Cabinets and Pulls! What more could you ask for? Great location just off Walnut Grove Road near Bazemore. Call today to See this One!

Chris Garland
901.338.3226



**Garland
Company**
REAL ESTATE
901.527.7779

Tracie Gaia
901.649.6232

www.garlandcompany.com



ML#: 3182029 P: 8 ACT RES 796E LP:\$ 169,900
Address: 447 SHELLEY RENEE LN **Unit #:**
City: UNINCORPORATED **State:** TN **Zip Code:** 38018 **HandyMap:**
County: SHELBY **Cross St:** BAZEMORE **Parcel ID:** D0220Q F00026
Bedrooms: 3 **Living Rm:** 0x0 **Master Bedroom:** 15x13
Full Baths: 2 **Dining Rm:** 14x10 **Bedroom 2:** 12x10
Half Baths: 0 **Kitchen:** 12x12 **Bedroom 3:** 11x10
Rooms: 7 **Breakfast:** 12x10 **Bedroom 4:**
#Bds Down: 3 **Den/Great:** 19x15 **Bedroom 5:**
Stories: 1.20 **Play/Bonus:** 22x12 **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:** 2000-2199 **Year Built:** 1992
Lot Size: 12825SF 84.04X137.9IRR **Pool:** None **Flood Ins Req:**
Legal Subdivision: SANGA POINT **Termite Contract:** Y

Sales Type: Normal Sale
Annual Cnty/City Taxes: \$1,660 / \$ 0
Acreage: 0.290 **Lot# :** 118
MAAR Subdivision: SANGA POINT
Directions: From Walnut Grove and Gtown...go east to right on Shelley Renee. House is on the Right past several stop signs just before you get to Bazemore

Features:	
Type:	General Residential
Style:	Traditional
Additional Br/ Bth Info:	All Bedrooms Down, Separate Tub & Shower
Master Bedroom:	Level 1, Walk-In Closet, Full Bath, Vaulted/Coffered Ceiling, Carpet
Bedroom 2:	Level 1, Shared Bath, Carpet
Bedroom 3:	Level 1, Shared Bath, Carpet
Bedroom 4:	
Bedroom 5:	
Office:	
Master Bath:	Double Sinks, Whirlpool Tub, Sep Shower
Liv/Din/ Kitchen:	Up-Dated Kitchen, Eat-In Kitchen, Sep Den, Pantry
Interior Equipment:	Range/Oven, Disposal, Dishwasher, Microwave, Refrigerator, Cable Wired
Other Rooms:	Laundry Room, Bonus Room
Misc. Interior:	All Window Treatments, Security System
Handicap Design:	
Floors/Ceilings:	Part Carpet, Tile
Fireplace:	In Den/Great Rm, Gas Logs
1st Story:	
2nd Story:	
Heating:	Central, Gas
Cooling:	Central, Ceiling Fan(s), Dual System
Water/Sewer:	Gas Water Heater, Public Water, Public Sewer
Roof:	
Foundation:	Slab
Exterior/Windows:	Brick Veneer, Wood Window(s), Double Pane Window(s)
Parking/Storage:	Front-Load Garage, Driveway/Pad
Lot Description:	Wood Fenced
Misc. Exterior:	Other (See REMARKS)
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, Occupied by Owner, Alarm Activated

Remarks: Public Remarks: Great House! Will not Last. 3 BR+Bonus. New Carpet, New Paint, New Roof, New Stainless Appliances, Granite Counters, New Light Fixtures, New Bronze Door Hardware throughout! Big Back Yard. Make an appointment soon... you can stop looking once you see this one!

REALTOR Remarks: Great House! Will not Last, 3 Br+ Bonus. New Carpet, New Paint, New Roof, New Stainless Appliances, Granite Counters, New Light Fixtures, New Bronze Door Hardware throughout! Big Back Yard. Bring Your Buyers soon... you can stop looking once you show this one!

Listing Information:			
List Office:	GGAR	Garland Company Real Estate, LLC	901-527-7779
List Agent:	9884	Chris Garland	901-338-3226
Co-List Agt:	9886	Tracie Gaia	901-649-6232
Appointment:	901-338-3226	List Date:	Expire Date: 12/31/2009
Comm to SA:		Comm to BA:	3.00
Comm to TB:		Var Comm:	Y

Sold Information:			
Pend Dt:		Selling Office:	Lease to Purchase
Close Date:		Selling Agent:	SP:
DOM:	5	Co-Selling Agent:	Orig LP: \$ 179,900
*CDOM:		Sold SF:	Sold Term:
Corporate Own:	N	Slr 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.

Prepared By:
 Chris Garland

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RES Agent Full Report