



**512 Rienzi**  
 Downtown Memphis  
 South Bluffs Neighborhood  
 Approximately 3,000 Square Feet  
 3 Bedroom 2.5 Baths  
 Plus Bonus Room  
**\$434,000**



This incredibly designed South Bluffs home features Hardwood Floors, Wet Bar with Ice Maker, Built-In Bookshelves in the Living Room and Wonderful Outdoor Spaces. The Master Bedroom boasts a Gigantic Master Closet, Sitting Area and a Fabulous Bath with Huge Walk-In Shower Stall plus Jacuzzi Tub! Large Bonus Room & Much More. Must SEE! South Bluffs Neighborhood offer's Pools, Tennis Courts, Workout Facility & Direct access to the Riverfront & Trolley.



**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#: 3179599 P: 12 ACT RES 745A LP:\$ 434,000**  
**Address:** 512 RIENZI DR **Unit #:**  
**City:** MEMPHIS **State:** TN **Zip Code:** 38103 **HandyMap:**  
**County:** SHELBY **Cross St:** CALHOUN **Parcel ID:** 002084 G00011  
**Bedrooms:** 3 **Living Rm:** 19x19 **Master Bedroom:** 24x15  
**Full Baths:** 2 **Dining Rm:** 14x13 **Bedroom 2:** 15x11  
**Half Baths:** 1 **Kitchen:** 15x13 **Bedroom 3:** 13x13  
**# Rooms:** 8 **Breakfast:** **Bedroom 4:**  
**#Bds Down:** 1 **Den/Great:** 0x0 **Bedroom 5:**  
**# Stories:** 2.00 **Play/Bonus:** 24x17 **Keeping/Hearth:** 15x13  
**#FP:** 1 **Neigh Assoc:** Y **Office:**  
**Parking:** G2A **Ann Assoc Fee:** 1,200 **Construction Status:** Existing Property  
**ListType:** Exclusive Right to Sell **Est. Date of Completion:**  
**Service Type:** Full Service Listing **Apx SqFt:** 3000-3199 **Year Built:** 2001  
**Lot Size:** 3492 SF 30 X 116.16 (BAL TO ST) **Pool:** Neighborhood **Flood Ins Req:**  
**Legal Subdivision:** SOUTH BLUFFS PD PH 9 **Termite Contract:**

**Sales Type:** Normal Sale  
**Annual Cnty/City Taxes:** \$4,056 / \$ 3,263  
**Acres:** 0.080 **Lot# :** 150  
**MAAR Subdivision:** SOUTH BLUFFS PH9  
**Directions:** Located in South Bluffs Community Downtown. From corner of South Main Street and GE Patterson (Arcade Restaurant) Head west on GE Patterson thru light at South Front, at next stop sign the Gated Community is Straight Ahead. 1st St on the Left is Rienzi

Features:	
<b>Type:</b>	General Residential
<b>Style:</b>	French
<b>Additional Br/ Bth Info:</b>	Master Down, Luxury Master Bath, Double Vanity Bath, Separate Tub & Shower, Full Bath Down, Whirlpool(s),
<b>Master Bedroom:</b>	Level 1, Walk-In Closet, Full Bath, Sitting Area, Smooth Ceiling, Carpet
<b>Bedroom 2:</b>	Level 2, Walk-In Closet, Shared Bath, Smooth Ceiling, Carpet
<b>Bedroom 3:</b>	Level 2, Walk-In Closet, Shared Bath, Smooth Ceiling, Carpet
<b>Bedroom 4:</b>	
<b>Bedroom 5:</b>	
<b>Office:</b>	
<b>Master Bath:</b>	Double Sinks, Whirlpool Tub, Sep Shower, Smooth Ceiling, Tile Floor
<b>Liv/Din/ Kitchen:</b>	Sep Living Rm, Sep Dining Rm, Keeping/Hearth Rm, Brkfst Bar, Pantry
<b>Interior Equipment:</b>	Self Cleaning Oven, Double Oven, Cooktop, Gas Cooking, Disposal, Dishwasher, Microwave, Refrigerator, Cable Wired, Separate Ice Maker
<b>Other Rooms:</b>	Laundry Room, Play Room, Internal Expansion Area, Entry Hall, Loft/Balcony
<b>Misc. Interior:</b>	All Window Treatments, Wet Bar, Walk-In Closet(s), Pull Dn Attic Stairs, Walk-In Attic, Security System, Smoke Detector (s)
<b>Handicap Design:</b>	
<b>Floors/Ceilings:</b>	Part Hardwood, Part Carpet, Tile, Smooth Ceiling, 9 or more Ft. Ceiling
<b>Fireplace:</b>	In Living Rm, Ventless Gas Firepl, Gas Logs
<b>1st Story:</b>	Living Room, Dining Room, Kitchen, Master Bedroom, 1/2 Bath, 1 Bath, Laundry Room, Keeping/Hearth Room
<b>2nd Story:</b>	2nd Bedroom, 3rd Bedroom, 1 Bath, Play Rm/Rec Room
<b>Heating:</b>	Central, Dual System
<b>Cooling:</b>	Central, Dual System, Ceiling Fan(s)
<b>Water/Sewer:</b>	Public Water, Public Sewer
<b>Roof:</b>	Composition Shingles
<b>Foundation:</b>	Slab
<b>Exterior/Windows:</b>	Brick Veneer, Double Pane Window(s)
<b>Parking/Storage:</b>	Back-Load Garage, Garage Door Opener(s), Gate Clickers
<b>Lot Description:</b>	Landscaped, Brick/Stone Fenced
<b>Misc. Exterior:</b>	Porch, Patio, Neighborhood Recreation Fac., Historic District
<b>Neighborhood Amenities:</b>	Club House, Gated Neighborhood, Pool, Tennis Court, Recreation Facilities
<b>Historic Dist:</b>	
<b>New Finance:</b>	Conventional
<b>Wrtly/ Poss/ Req'd Add:</b>	Possession by Agreement, LA to Hold Earnest Money
<b>Showing Instructions:</b>	Call Listing Agent, Appointment Only

**Remarks:** South Bluff Gated Community w/Swim & Tennis. Incredible Design w/numerous quality features:Built-Ins in LR+Wet Barw/ice maker,Master Dwn+Sitting Area, Gigantic Master Closet, Awesome Mstr Bath w/walk in shower+Jacuzzi Tub, Top of the Line Kitch, Bonus Rm  
**REALTOR Remarks:** Gate Code Needed to Enter Community. Home Built By Berry Jones. Really Awesome Floorplan. Master Bedrm Down. Swim & Tennis Community.Call Either Agent for showing instructions. Dynamite Price for the Size. Direct River Walk& Trolley Access. What A House!

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 Agt:</b>	9886	Tracie Gaia	901-649-6232
<b>Appointment:</b>	901-649-6232	<b>List Date:</b> 08/27/2009	<b>Expire Date:</b> 12/31/2009
			<b>Comm to SA:</b>
			<b>Comm to BA:</b> 3.00
			<b>Comm to TB:</b>
			<b>Var Comm:</b> N

Sold Information:			
<b>Pend Dt:</b>		<b>Selling Office:</b>	
<b>Close Date:</b>		<b>Selling Agent:</b>	
<b>DOM:</b> 1		<b>Co-Selling Agent:</b>	
<b>*CDOM:</b>		<b>Sold SF:</b>	
<b>Corporate Own:</b> N		<b>Slr Contrb:</b>	
			<b>Lease to Purchase SP:</b>
			<b>Orig LP:</b> \$ 449,000
			<b>Sold Term:</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.