



# 600 Montaigne Downtown Memphis South Bluffs Home

Approximately 1,875 Square Feet  
3 Bedroom 2.5 Baths  
Stunning Landscaping  
**\$319,000**



**This is it! Loads of Natural Light, Wonderfully Landscaped Sideyard with Fountain and Iron Gate. Balcony off Master Views the Neighborhood Fountain and Park Area. Come Home to South Bluffs, where its Quiet, Secure and You Can Stroll to the Trolley Stop or Right into the South Main Arts District.**

**Chris Garland**  
901.338.3226



**Garland  
Company**  
REAL ESTATE  
901.527.7779

**Tracie Gaia**  
901.649.6232

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



**ML#: 3170904 P: 11 ACT RES 745A LP:\$ 319,000**  
**Address:** 600 MONTEIGNE BLVD **Unit #:**  
**City:** MEMPHIS **State:** TN **Zip Code:** 38103 **HandyMap:**  
**County:** SHELBY **Cross St:** NOTTOWAY **Parcel ID:** 002084 D00002  
**Bedrooms:** 3 **Living Rm:** 0x0 **Master Bedroom:** 0x0  
**Full Baths:** 2 **Dining Rm:** 0x0 **Bedroom 2:**  
**Half Baths:** 1 **Kitchen:** **Bedroom 3:**  
**# Rooms:** 6 **Breakfast:** **Bedroom 4:**  
**#Bds Down:** 0 **Den/Great:** 0x0 **Bedroom 5:**  
**# Stories:** 2.00 **Play/Bonus:** **Keeping/Hearth:**  
**#FP:** 1 **Neigh Assoc:** Y **Office:**  
**Parking:** G2A **Assoc Fee:** **Construction Status:** Existing Property  
**ListType:** Exclusive Right to Sell **Est. Date of Completion:**

**Annual Cnty/City Taxes:** \$2,677 / \$ 2,153 **Service Type:** Full Service Listing **Apx SqFt:** 1800-1999 **Year Built:** 1999  
**Acresage:** 0.060 **Lot# :** 107 **Lot Size:** 2700 SF 30 X 90 **Pool:** None **Flood Ins Req:**  
**MAAR Subdivision:** SOUTH BLUFFS PH7A **Legal Subdivision:** SOUTH BLUFFS PD PHASE 7A **Termite Contract:** Y  
**Directions:** From South Main at Arcade Restaurant go West on GE Patterson till dead end a community gates of South Bluffs. Need Code to Enter Bluffs. Once in community go straight over cobblestones and around fountain. Head south on Montaigne. House is on Left.

**Features:**

<p> <b>Type:</b> General Residential  <b>Style:</b> Williamsburg  <b>Additional Br/ Bth Info:</b> All Bedrooms Up, Master Up, Luxury Master Bath, Double Vanity Bath, Separate Tub &amp; Shower  <b>Master Bedroom:</b> Level 2, Full Bath, 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, Smooth Ceiling, Tile Floor, Sep Shower  <b>Liv/Din/ Kitchen:</b> Sep Dining Rm, Sep Den, Up-Dated Kitchen, Eat-In Kitchen, Pantry  <b>Interior Equipment:</b> Range/Oven, Disposal, Dishwasher, Microwave, Refrigerator, Cable Wired  <b>Other Rooms:</b> Laundry Closet  <b>Misc. Interior:</b> All Window Treatments, Walk-In Closet(s), Pull Dn Attic Stairs, Smoke Detector(s)         </p>	<p> <b>Floors/ Ceilings:</b> Part Carpet, Part Hardwood, Tile, Smooth Ceiling  <b>Fireplace:</b> Ventless Gas Firepl, In Den/Great Rm  <b>1st Story:</b> Dining Room, Den/Great Room, Kitchen, 1/2 Bath  <b>2nd Story:</b> Master Bedroom, 2nd Bedroom, 3rd Bedroom, 2 or More Baths, Laundry Room  <b>Heating:</b> Central  <b>Cooling:</b> Central, Ceiling Fan(s)  <b>Water/Sewer:</b> Public Sewer, Public Water  <b>Roof:</b> Composition Shingles  <b>Foundation:</b> Slab  <b>Exterior/ Windows:</b> Wood/Composition  <b>Parking/ Storage:</b> Garage Door Opener(s), Back-Load Garage, Gate Clickers  <b>Lot Description:</b> Some Trees, Level, Landscaped  <b>Misc. Exterior:</b> Porch, Patio, Deck, Historic District  <b>Neighborhood Amenities:</b> Tennis Court, Pool, 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> Appointment Only, Call Listing Agent         </p>
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**Remarks:**

**Public Remarks:** South Bluff Community w/tennis pool direct access to River & trolley access.Walk to all dining & entertainment. 2 car gar, beautiful side yd, wonderful built-ins, loads of light, deck off master, lg bdrms, ventless FP. Stunning landscape & Water Feature.

**REALTOR Remarks:** Contact either agent for showing. Gate code needed to enter subdivison. Fabulous home located on South Bluffs. Swim Tennis Gated Community. Trolley located just outside of Community Gates. Walk to Farmer Market and downtown dining & entertainment.

**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> Y

**Sold Information:**

<b>Pend Dt:</b>	<b>Selling Office:</b>	<b>SP:</b>
<b>Close Date:</b>	<b>Selling Agent:</b>	<b>Orig LP:</b> \$ 339,000
<b>DOM:</b>	<b>Co-Selling Agent:</b>	<b>Sold Term:</b>
<b>*CDOM:</b>	<b>Sold SF:</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

05/15/09 01:31 PM

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RES Agent Full Report

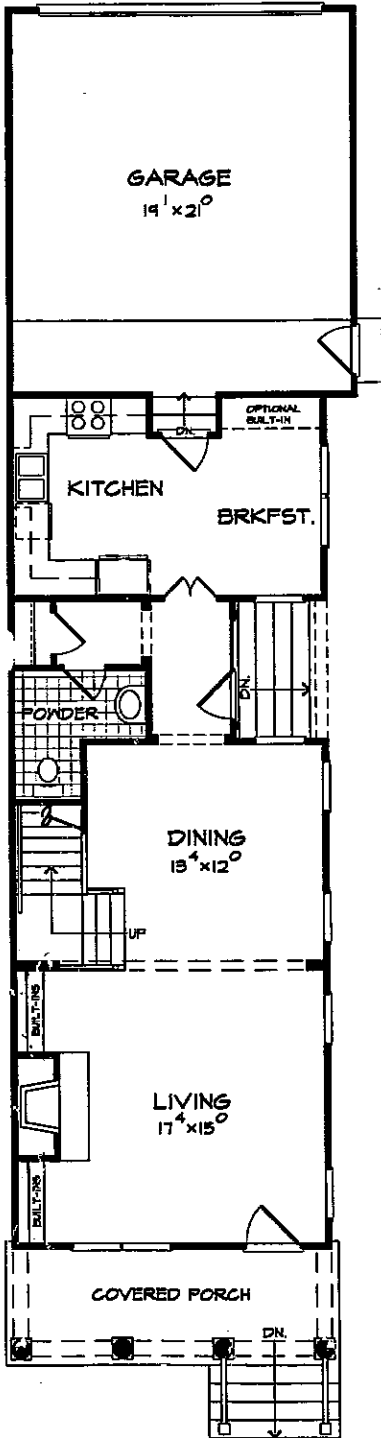
# Faxon Gillis

SINCE 1899

Plan # 1880 - 720

ARTIST'S RENDERING ONLY - PLAN MAY VARY

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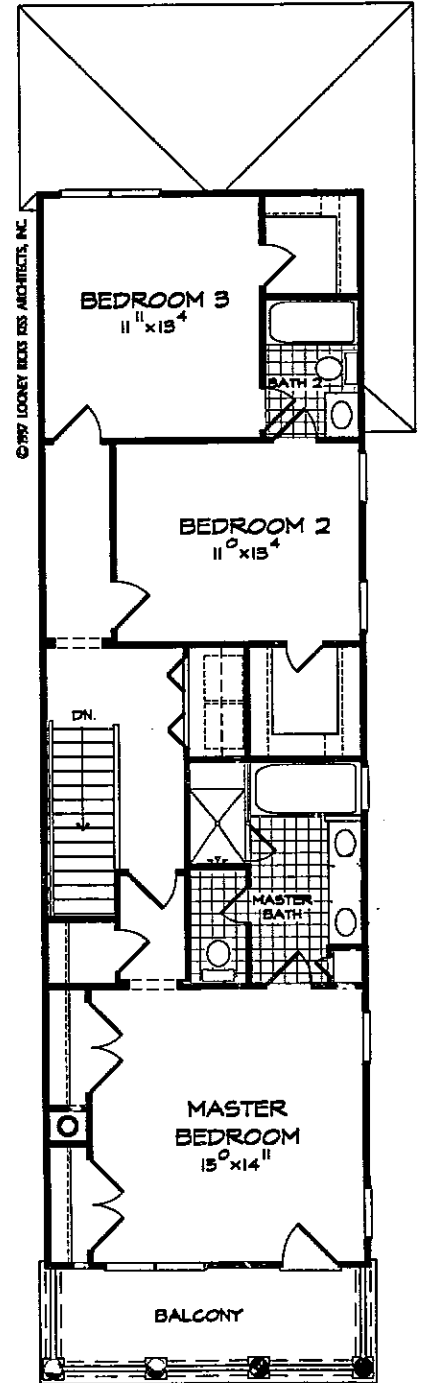
FIRST FLOOR



ELEVATION (A)

AREA CALCULATIONS	
OUTSIDE OF FINISHED MATERIAL	
FIRST FLOOR HEATED	827.5312 S.F.
SECOND FLOOR HEATED	1052.0245 S.F.
TOTAL HEATED	1879.5457 S.F.
GARAGE	445.6639 S.F.
COVERED PORCHES	274.8264 S.F.
TOTAL UNDER ROOF	2598.0360 S.F.

--- Dotted lines denote optional item



SECOND FLOOR

Depth 75'-0"  
Width 19'-9"

(11-5-97 #97104)

LOONEY  
RICKS  
KISS