

Downtown Memphis - Ambassador Commons Condos

77 Vance Unit #104
Memphis, TN 38103

1 Br 1 Bath Loft
Gated Parking - 1

For Sale \$114,000



Wow, what a great entry level price for this super cute 1 bedroom 1 bath loft condo in the Historic Ambassador Hotel Building! Hardwood floors throughout, exposed bricks wall and tons of natural light make this condo a winner. All appliances are included even the Washer and Dryer in the spacious side by side laundry closet. This building has assigned and gated parking and 1 parking space is included in the low \$175 monthly HOA Fee! This is a great location in the South Main District and close to FedEx Forum, Downtown Dining and Bars as well as all the great South Main shopping and galleries Give us a call and set up a private showing appointment!



MLS ID: 3216182



Garland Company
REAL ESTATE

113 Harbor Town Square
Suite 203
Memphis, TN 38103
901.527.7779

www.garlandcompany.com



TRACIE & CHRIS
realtor team

Tracie Gaia
901.649.6232
soldwithtracie@hotmail.com

Chris Garland
901.338.3226
chris@garlandcompany.com



ML#: 3216182 P: 8 ACT CONDO 745A LP:\$ 114,000
Address: 77 VANCE AVE Unit #: 104
City: MEMPHIS State: TN Zip Code: 38103 Handy Map:
County: SHELBY Cross St: S MAIN STREET Parcel ID: 002103 B00004
Condo: Ambassador Commons C Mgmt: EZR Management
Bedrooms: 1 Living Rm: 0x0 Master Bedroom: 0x0
Full Baths: 1 Dining Rm: 0x0 Bedroom 2:
Half Baths: 0 Kitchen: Bedroom 3:
Rooms: 4 Breakfast: Bedroom 4:
#Bds Down: 1 Den/Great: 0x0 Bedroom 5:
Stories: 1 Play/Bonus: Keeping/Hearth:
#FP: 0 Units/Bldg: 18 Office:
Parking: 1D Condo Assoc: Y Construction Status: Existing Property
ListType: Exclusive Right to Sell Flood Ins Req: Est. Date of Completion:
Service Type: Full Service Listing Termite Contract: Monthly Maint: \$ 175
Pool: None
Lot# : UNIT 104 Lot Size: 0x0
Directions: From Beale Street and Front Street Go south to Vance and turn left on Vance. Bldg is on Right side between Front and Main Street. Park out Front on Vance

Features

Type: First Floor Flat Style: Soft Contemporary Additional Br/ Bth Info: All Bedrooms Down Master Bedroom: Level 1 , Hardwd Flr Bedroom 2: Bedroom 3: Bedroom 4: Bedroom 5: Office: Master Bath: Tile Floor Liv/Din/ Kitchen: Great Room, Breakfast Bar Interior Equipment: Range/Oven, Disposal, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Cable Wired, Cable Available Other Rooms: Misc. Interior: All Window Treatments	Handicap Design: Historic District: South Main Street HP District Floors/ Ceilings: Hardwood Throughout Fireplace: Security: Heating: Central, Electric Cooling: Central Cooling, Ceiling Fan(s) Water/Sewer: Electric Water Heater Roof: Built-Up/Flat Foundation: Partial Basement, Slab Exterior/ Windows: Brick Veneer, Wood Window(s), Double Pane Window(s) Parking/ Storage: Parking Lot, Assigned Parking, Gated Parking, Gate Clickers Misc. Exterior: Historic District Amenities: Other (See REMARKS) Fees Include: Water/Sewer, Trash Collection, Exterior Maintenance, Grounds Maintenance, Management Fees New Financing: Conventional Wrtly/ Poss/ Req'd Add: Possession at Closing, Listing Agent to Hold Earnest Money Showing Instructions: Appointment Only, Call Appt. Secretary Green Features System Check List Attached:
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Remarks

Public Remarks: Super Cute 1 bedroom loft style condo, hardwood floors, exposed brick walls, great location in the South Main Historic District. Walk to everything! Close to Fedex Forum, Dining, Bars, Beale, Galleries, everything! Great Floorplan, better than the others!

Realtor Remarks: Great Location for your buyer and price point...all appliances stay including washer/dryer. This floorplan is bigger than the other 1 bedrooms in this building make sure to show this one. 1 parking place in the gated lot included in HOA fee!

Listing Information

List Office: GGAR	Garland Company Real Estate, LLC	901-527-7779	Comm to SA:
List Agent: 9884	Chris Garland	901-338-3226	Comm to BA: 3.00
Co-List Office: GGAR	Garland Company Real Estate, LLC	901-527-7779	Comm to TB:
Co-List Agt: 9886	Tracie Gaia	901-649-6232	
Appointment: 901-754-7575	List Date:	Expire Date:	Var Comm:

Sold Information:

Pend Dt:	Selling Office:	Lease to Purchase:
Close Date:	Selling Agent:	SP:
DOM: *CDOM: 0	Co-Selling Agent:	Orig LP: \$ 115,000
Corporate Own:	Sold SF:	Sold Term:
	Slr Contrb:	

* Information, including Square Footage, deemed reliable but not warranted. The CDOM field does not include prior time on the market if the listing has been off the market for 30 or more days.
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Prepared By:
 Chris Garland
 CND Agent Full Report