



Ambassador Commons

77 Vance #203

Downtown Memphis

1 Bedroom & 1 Bath

Gated Assigned Parking

\$99,900



**Incredible location in the South Main Historic District!
Walk to all Downtown Dining & Events. This is a loft style unit in
The Historic Ambassador Hotel. Exposed Brick Walls, Exposed
Ducting, Great Closet Space and a Laundry Room that
Accommodates Side By Side Washer and Dryer.**

Tracie Gaia
901.649.6232



Chris Garland
901.338.3226

TRACIE & CHRIS
realtor team



**Garland
Company**
REAL ESTATE

www.garlandcompany.com

Office: 901.527.7779



ML#: 3175936 P: 12 ACT CONDO 745A LP:\$ 99,900
Address: 77 VANCE UNIT 203 AVE Unit #: 203
City: MEMPHIS State: TN Zip Code: 38103 Handy Map:
County: SHELBY Cross St: SOUTH MAIN ST Parcel ID: 002103 B00009
Condo: Ambassador Commons Mgmt: EZR Management
Bedrooms: 1 Living Rm: 0x0 Master Bedroom: 13x11
Full Baths: 1 Dining Rm: 0x0 Bedroom 2:
Half Baths: 0 Kitchen: 11x8 Bedroom 3:
Rooms: 3 Breakfast: Bedroom 4:
#Bds Down: 1 Den/Great: 19x12 Bedroom 5:
Stories: 1 Play/Bonus: Keeping/Hearth:
#FP: 0 Units/Bldg: 18 Office: 11x4
Parking: 0A 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

Sales Type: Normal Sale

Annual Cnty/City Taxes: \$1,643 / \$ 1,322

Year Built: 2003 **Apx SqFt:** 0-999

MAAR Subdivision: AMBASSADOR COMMONS

Legal Subdivision: AMBASSADOR COMMONS

Lot# : UNIT 203

Lot Size: 0x0

Directions: Ambassador Commons is located in the Old Ambassador Hotel on Vance between Front St and S Main. From Beale St...go South on South Main to turn right on Vance. Bldg is on the left. Park in front

Tour: <http://www.youtube.com/user/GarlandCompany#p/a/u/6/55f7XisNnM8>

Features

<p>Type: Upstairs - Flat</p> <p>Style: Traditional</p> <p>Additional Br/ Bth Info: Renovated Bathroom</p> <p>Master Bedroom: Level 1 , Full Bath, Carpet</p> <p>Bedroom 2:</p> <p>Bedroom 3:</p> <p>Bedroom 4:</p> <p>Bedroom 5:</p> <p>Office:</p> <p>Master Bath: Tile Floor</p> <p>Liv/Din/ Kitchen: Breakfast Bar, LR/DR Combo, Updated Kitchen, Pantry</p> <p>Interior Equipment: Range/Oven, Disposal, Dishwasher, Refrigerator, Cable Wired</p> <p>Other Rooms: Laundry Closet, Entry Hall</p> <p>Misc. Interior: All Window Treatments</p>	<p>Handicap Design:</p> <p>Historic District: South Main Street HP District</p> <p>Floors/ Ceilings: Tile, Part Carpet</p> <p>Fireplace:</p> <p>Security: Smoke Detector(s), Security Gate, Dead Bolt Lock(s)</p> <p>Heating: Electric Heat Pump, Central</p> <p>Cooling: Central Cooling, Ceiling Fan(s)</p> <p>Water/Sewer: Electric Water Heater</p> <p>Roof: Built-Up/Flat</p> <p>Foundation: Conventional</p> <p>Exterior/ Windows: Double Pane Window(s), Brick Veneer</p> <p>Parking/ Storage: Parking Lot, Assigned Parking, Gated Parking, Gate Clickers</p> <p>Misc. Exterior: Historic District, Wood Fence, Chain Fence, Sidewalks</p> <p>Amenities: Other (See REMARKS)</p> <p>Fees Include: Water/Sewer, Trash Collection, Exterior Maintenance, Grounds Maintenance, Management Fees</p> <p>New Financing: FHA, Conventional</p> <p>Wrt'y/ Poss/ Req'd Add: Possession at Closing, Listing Agent to Hold Earnest Money</p> <p>Showing Instructions: Appointment Only, Call Listing Agent</p> <p>Green Features System Check List Attached:</p>
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Remarks

Public Remarks: CRAZY CRAZY LOW PRICE!!! Ridiculous Awesome location to all Entertainment! Exposed Brick & Ducts. All Kitchen Appls. Accommodates side by side W/D. 1 gated assigned pking. Loads of windows, good closets. Walk to all downtown dining & events. WHAT A DEAL!

Realtor Remarks: Very Easy to Show. Property is Vacant. Call either agent for location of keybox.

Listing Information

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

Sold Information:

Pend Dt:	Selling Office:	Lease to Purchase:
Close Date:	Selling Agent:	SP:
DOM: *CDOM:	Co-Selling Agent:	Orig LP: \$ 119,900
Corporate Own:	Sold SF:	Sold Term:

* 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