

Downtown Memphis - Mud Island Home

96 Island Place  
Memphis, TN 38103

3 BR 3 Bath Home  
2 Car Garage and Sideyard

# For Sale \$239,900



Wonderful 3 bedroom 3 bath home with bedroom and full bath down. New wood floors, new carpet, new roof, new paint in and out! This home has a fireplace and built-in bookcases in the living room as well as the master bedroom. The master bedroom is spacious and has a sitting area/dressing area and a huge master bath with separate shower and tub. You must see the private side yard with patio and landscaped beds. This home is unique and in a sought after area on the island just steps from the riverfront park!

Call us today to set up a tour or call your agent to arrange a private showing!



MLS ID: 3236466



**Garland Company**  
REAL ESTATE

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**ML#:** 3236466 **P:** 12 **ACT** **RES** **741A LP:\$ 239,900**  
**Address:** 96 ISLAND PL **Unit #:**  
**City:** MEMPHIS **State:** TN **Zip Code:** 38103 **HandyMap:**  
**County:** SHELBY **Cross St:** ISLAND CREST **Parcel ID:** 069077 A00037  
**Bedrooms:** 3 **Living Rm:** 0x0 **Master Bedroom:** 0x0  
**Full Baths:** 3 **Dining Rm:** 0x0 **Bedroom 2:**  
**Half Baths:** 0 **Kitchen:** **Bedroom 3:**  
**# Rooms:** 6 **Breakfast:** **Bedroom 4:**  
**#Bds Down:** 1 **Den/Great:** 0x0 **Bedroom 5:**  
**# Stories:** 2.00 **Play/Bonus:** **Keeping/Hearth:**  
**#FP:** 1 **Neigh Assoc:** Y **Office:**  
**Parking:** G2A **Ann Assoc Fee:** 1,440 **Construction Status:** Existing Property  
**ListType:** Exclusive Right to Sell **Est. Date of Completion:**  
**Service Type:** Full Service Listing **Apx SqFt:** 2200-2399 **Year Built:** 1995  
**Acreeage:** 0.100 **Lot# :** 37 **Lot Size:** 40 X 115 **Pool:** None **Flood Ins Req:** N  
**MAAR Subdivision:** ISLAND CREST PH1 **Legal Subdivision:** ISLAND CREST PD PHASE 1 **Termite Contract:** Y  
**Directions:** From Island Drive....go to Island Place, turn right. House is a few houses up on the left.

**Features:**

<b>Type:</b> General Residential	<b>Floors/Ceilings:</b> Part Hardwood, Part Carpet, Tile, Smooth Ceiling
<b>Style:</b> Traditional	
<b>Additional Br/ Bth Info:</b> 1 or More BR Down, Master Up, Luxury Master Bath, Separate Tub & Shower, Full Bath Down	<b>Fireplace:</b> In Living Rm, In Master Bedrm, Gas Logs
<b>Master Bedroom:</b> Level 2, Fireplace, Smooth Ceiling, Carpet, Sitting Area, B-I Cabinets/Bkcases	<b>1st Story:</b> Living Room, Kitchen, 3rd Bedroom, 1 Bath, Dining Room
<b>Bedroom 2:</b> Level 2, Private Full Bath, Carpet, Smooth Ceiling	<b>2nd Story:</b> Master Bedroom, 2nd Bedroom, 2 or More Baths, Other (See REMARKS)
<b>Bedroom 3:</b> Level 1, Shared Bath, Smooth Ceiling, Carpet	<b>Heating:</b> Central, Gas, Dual System
<b>Bedroom 4:</b>	<b>Cooling:</b> Central, Dual System, Ceiling Fan(s)
<b>Bedroom 5:</b>	<b>Water/Sewer:</b> 2+ Water Heaters, Gas Water Heater, Public Water, Public Sewer
<b>Office:</b>	<b>Roof:</b> Composition Shingles
<b>Master Bath:</b> Double Sinks, Whirlpool Tub, Sep Shower, Smooth Ceiling, Tile Floor	<b>Foundation:</b> Slab
<b>Liv/Din/Kitchen:</b> LR/DR Combo, Brkfst Bar	<b>Exterior/Windows:</b> Wood/Composition, Brick Veneer, Wood Window(s), Double Pane Window(s)
<b>Interior Equipment:</b> Range/Oven, Disposal, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Cable Wired	<b>Parking/Storage:</b> Back-Load Garage
<b>Other Rooms:</b> Laundry Closet, Loft/Balcony	<b>Lot Description:</b> Some Trees, Level, Landscaped, Wood Fenced
<b>Misc. Interior:</b> Security System	<b>Misc. Exterior:</b> Auto Lawn Sprinkler, Patio
<b>Handicap Design:</b>	<b>Neighborhood Amenities:</b>
	<b>Historic Dist:</b>
	<b>New Finance:</b> Conventional, FHA
	<b>Wrtly/ Poss/ Req'd Add:</b> Possession at Closing, LA to Hold Earnest Money
	<b>Showing Instructions:</b> Appointment Only, Call Appointment Secretary
	<b>Green Features:</b>

**Remarks:**

**Public Remarks:** Absolutely Wonderful 3 bedroom home on the island. 1 bedroom down, parklike side yard, fireplace in master and living, new hardwood floors, new paint in and out, new roof, tons of natural light and just steps away from the riverfront park. You must see!  
**REALTOR Remarks:** Easy to show, lots of updates and maintenance already done, your buyer can just move in. Awesome Yard for you buyers looking for outdoor space, show and sell!

**Listing Information:**

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

**Sold Information:**

<b>Pend Dt:</b>	<b>Selling Office:</b>	<b>Lease to Purchase</b>
<b>Close Date:</b>	<b>Selling Agent:</b>	<b>SP:</b>
<b>DOM:</b>	<b>Co-Selling Agent:</b>	<b>Orig LP:</b> \$ 249,500
<b>*CDOM:</b>	<b>Sold SF:</b>	<b>Sold Term:</b>
<b>Corporate Own:</b> N	* 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  
RES Agent Full Report

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