

109 N Main #911  
Downtown Memphis  
Claridge House Condos  
Studio Unit with River  
and City Views  
**\$138,000**



Awesome Studio Unit with Custom Bath Vanity, Upgraded Kitchen with Stainless Appliances and Granite Countertops, River and City Views, Rooftop Deck, Indoor Pool and Penthouse Party Room. Walk to all Downtown Has to Offer. Seller will Pre-Pay 1 Year of Parking w/Acceptable Offer

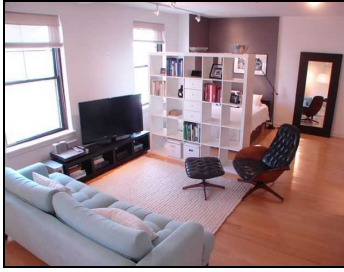
Chris Garland  
901.338.3226



Garland  
Company  
REAL ESTATE  
901.527.7779

Tracie Gaia  
901.649.6232

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



ML#: 3172720 P: 12 ACT CONDO 745A LP:\$ 138,000  
 Address: 109 N MAIN UNIT 911 ST Unit #: 911  
 City: MEMPHIS State: TN Zip Code: 38103 Handy Map:  
 County: SHELBY Cross St: ADAMS Parcel ID: 002007 A00081  
 Condo: Claridge House Condo Mgmt: Claridge House  
 Bedrooms: 1 Living Rm: 0x0 Master Bedroom: 0x0  
 Full Baths: 1 Dining Rm: 0x0 Bedroom 2:  
 Half Baths: 0 Kitchen: Bedroom 3:  
 # Rooms: 2 Breakfast: Bedroom 4:  
 #Bds Down: 1 Den/Great: 0x0 Bedroom 5:  
 # Stories: 1 Play/Bonus: Keeping/Hearth:  
 #FP: Units/Bldg: Office:  
 Parking: G1D 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: \$ 254  
 MAAR Subdivision: CLARIDGE HOUSE CONDOMINIUMS Pool: In Ground  
 Legal Subdivision: CLARIDGE HOUSE CONDOMINIUMS Lot# : UNIT 911 Lot Size: 101.76/23.35+78.18X88.6+61.03/148  
 Directions: Claridge House is at Adams and Main. It is just between Front Street and Main Street on Adams. Park on the street just across from the building or garage parking is available next door

Sales Type: Normal Sale

Annual Cnty/City Taxes: \$1,111 / \$ 894  
 Year Built: 1924 Apx SqFt: 0-999

MAAR Subdivision: CLARIDGE HOUSE CONDOMINIUMS

Legal Subdivision: CLARIDGE HOUSE CONDOMINIUMS

Lot# : UNIT 911

Lot Size: 101.76/23.35+78.18X88.6+61.03/148

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**Features**

Type:	High Rise (7+ Stories)	Handicap
Style:	Soft Contemporary	Design:
Additional Br/ Bth Info:	Eff/Studio, Renovated Bathroom, Other (See Remarks)	Historic District:
Master Bedroom:	Hardwd Flr	Floors/Ceilings:
Bedroom 2:		Hardwood Throughout
Bedroom 3:		Fireplace:
Bedroom 4:		Security:
Bedroom 5:		Heating:
Office:		Central, Electric Heat Pump
Master Bath:		Cooling:
Liv/Din/Kitchen:	LR/DR Combo	Central Cooling, Common Colling Systems
Interior Equipment:	Range/Oven, Disposal, Dishwasher, Microwave, Refrigerator, Cable Wired	Water/Sewer:
Other Rooms:		Common Hot Water
Misc. Interior:	All Window Treatments, Trash Chute, 2 or More Elevators, Common Basement, Fire Sprinkler	Roof:
		Foundation:
		Exterior/Windows:
		Aluminum Window(s), Double Pane Window(s)
		Parking/Storage:
		Rent Parking Space, Other (See REMARKS)
		Misc. Exterior:
		Gas Grill, Other (See Remarks)
		Amenities:
		Exercise Room, Community Laundry, Water View, Clubhouse w/ Kitchen
		Fees Include:
		New Financing:
		Conventional, FHA
		Wrt'y/ Poss/ Req'd Add:
		Possession by Agreement, Listing Agent to Hold Earnest Money
		Showing Instructions:
		Appointment Only, Call Listing Agent, Occupied by Owner

**Remarks**

Public Remarks: Awesome Studio Unit with Custom Bath Vanity, Upgraded Kitchen with Stainless Appliances, River and City Views, Rooftop Deck, Indoor Pool and Penthouse Party Room. Walk to all Downtown Has to Offer. Seller will Pre-Pay 1 Year of Parking w/acceptable offer

**Listing Information**

List Office:	GGAR	Garland Company Real Estate, LLC	901-527-7779	Comm to SA: 3.00
List Agent:	9884	Chris Garland	901-338-3226	Comm to BA: 3.00
Co-List Agt:	9886	Tracie Gaia	901-649-6232	Comm to TB: 3.00
Appointment:	901-338-3226	List Date: 05/31/09	Expire Date:	Var Comm: N

**Sold Information:**

Pend Dt:	Selling Office:	
Close Date:	Selling Agent:	SP:
DOM: *CDOM	Co-Selling Agent:	Orig LP: \$ 138,000
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.

Prepared By:  
Chris Garland

CND Agent Full Report

06/04/09 04:21 PM

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