



Lease Available at \$1400 Per Month

# Givency Place Townhomes

Midtown Memphis

3 Bedroom & 2.5 Bath

2 Car Covered Parking

Approximately 2381 Sq. Ft.

\* Special Unit Pricing - Only 1 At this Price

# \* \$199,000

\$20,000 Temporary Price Reduction



**1850-1852-1856-1858 Givency Place**  
**7 Total Units - 3 Sold - 4 Available**

Givency Place Townhomes offers a lot of bang for the buck! Located in Midtown Memphis near the corner of Mclean and Poplar, you can walk to shopping and dining! These units boast granite and stainless kitchens huge master baths with seperate shower and tub, hardwood floors, gated access and 2 car carports for every unit. A must see secret of Midtown!

**Tracie Gaia**  
**901.649.6232**



**Chris Garland**  
**901.338.3226**

**TRACIE & CHRIS**  
realtor team



**Garland Company**  
REAL ESTATE

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

Office: 901.527.7779



ML#: 3199698 P: 12 ACT RES 746C LP: \$ 199,000  
 Address: 1852 GIVENCHY PL Unit #:  
 City: MEMPHIS State: TN Zip Code: 38104 HandyMap:  
 County: SHELBY Cross St: MCLEAN Parcel ID: 017049 00026  
 Bedrooms: 3 Living Rm: 0x0 Master Bedroom: 21x12  
 Full Baths: 2 Dining Rm: 0x0 Bedroom 2: 15x12  
 Half Baths: 1 Kitchen: 12x10 Bedroom 3: 17x9  
 # Rooms: 6 Breakfast: Bedroom 4:  
 #Bds Down: 0 Den/Great: 21x17 Bedroom 5:  
 # Stories: 3.00 Play/Bonus: Keeping/Hearth:  
 #FP: 0 Neigh Assoc: Y Office:  
 Parking: G2A Ann Assoc Fee: 1,200 Construction Status: Existing Property  
 ListType: Exclusive Right to Sell Est. Date of Completion:  
 Service Type: Full Service Listing Apx SqFt: 2200-2399 Year Built: 1982  
 Lot Size: 24x41 Pool: None Flood Ins Req:  
 Legal Subdivision: LA GIVENCHY PUD Termite Contract:

Sales Type: Normal Sale  
 Annual Cnty/City Taxes: \$1,973 / \$ 1,566  
 Acreage: 0.022 Lot# : Lot Size: 24x41  
 MAAR Subdivision: LA GIVENCHY PUD Legal Subdivision: LA GIVENCHY PUD  
 Directions: From Mclean and Poplar....The Townhomes are just south of Poplar on Mclean. East Side of Mclean. The Gate Address is 21 N Mclean. Park on Street and Enter at Pedestrian Gate

**Features:**

Type:	P.U.D	Floors/Ceilings:	Part Hardwood, Part Carpet, Tile, Smooth Ceiling
Style:	Soft Contemporary	Fireplace:	Ventless Gas Firepl, In Den/Great Rm
Additional Br/ Bth Info:	All Bedrooms Up, Renovated Bathroom, Luxury Master Bath, Double Vanity Bath, Whirlpool(s), Separate Tub & Shower,	1st Story:	
Master Bedroom:	Full Bath, Carpet, Smooth Ceiling, Walk-In Closet	2nd Story:	
Bedroom 2:	Level 2, Smooth Ceiling, Carpet, Shared Bath	Heating:	Central, Electric Heat Pump
Bedroom 3:	Level 2, Smooth Ceiling, Carpet, Shared Bath	Cooling:	Central
Bedroom 4:		Water/Sewer:	Electric Water Heater
Bedroom 5:		Roof:	Composition Shingles
Office:		Foundation:	Slab
Master Bath:	Double Sinks, Whirlpool Tub, Sep Shower, Tile Floor	Exterior/Windows:	Brick Veneer, Aluminum Window(s)
Liv/Din/Kitchen:	Great Rm, LR/DR Combo, Up-Dated Kitchen, Brkfst Bar	Parking/Storage:	Gated Parking, Gate Clickers, Other (See REMARKS)
Interior Equipment:	Range/Oven, Disposal, Dishwasher, Microwave, Cable Wired	Lot Description:	Wood Fenced
Other Rooms:	Laundry Room	Misc. Exterior:	Other (See REMARKS)
Misc. Interior:	Sky Light(s), Fire Sprinklers	Neighborhood Amenities:	
Handicap Design:		Historic Dist:	
		New Finance:	
		Wrtly/ Poss/ Req'd Add:	Possession at Closing, LA to Hold Earnest Money
		Showing Instructions:	Call Appointment Secretary
		Green Features:	

**Remarks:**

Public Remarks: SPECIAL PRICE - 1 UNIT AT THIS PRICE. Recently Renovated Townhome, Covered 2 Car Pking. Updated Kitchen with Granite and Stainless. Updated Mster Bth with Sep Shower and Tub. Walking Distance to Shopping and Restaurants! Lots of Space for the Money!  
 REALTOR Remarks: Easy to show. This is a Townhome, Single Family PUD. Buyer can use FHA/VA or Conv. This is not a condo, there is a Homeowners Association with a \$100 per month Fee. super nice unit at approx 2,381 sf, what a deal! SPECIAL PRICE - 1 UNIT AT THIS PRICE!

**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 Agt:	9886	Tracie Gaia	901-649-6232	Comm to TB:
Appointment:	901-754-7575	List Date: 05/24/2010	Expire Date: 11/10/2010	Var Comm:

**Sold Information:**

Pend Dt:		Selling Office:		Lease to Purchase
Close Date:		Selling Agent:		SP:
DOM:	52	Co-Selling Agent:		Orig LP: \$ 219,900
*CDOM:	254	Sold SF:		Sold Term:
Corporate Own:	N	Sir Contrb:		

\* 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

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