



**10 N Main #301**  
**Downtown Memphis**  
**Porter Building Condos**  
**2 Bedroom 2 Bath Unit**  
**Trolley Line and Park Views**  
**\$175,000**



**Spacious 2 Bedroom Condo in the Beautiful Historic Porter Building. This unit has Hardwood Floors Throughout , Loads of Windows with Trolley and Park Views. The trolley stops right outside the building. Enjoy Sunsets on the Rooftop Deck with Spectacular Sweeping River and City Views. Great Location on Court Square where you can Walk to Shopping and Dining! SH**

**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#: 3182466 P: 12 ACT CONDO 745A LP:\$ 175,000  
 Address: 10 N MAIN ST Unit #: 301  
 City: MEMPHIS State: TN Zip Code: 38103 Handy Map:  
 County: SHELBY Cross St: MADISON AVENUE Parcel ID: 002015 A00006  
 Condo: Porter Bldg Condos Mgmt: Self Managed  
 Bedrooms: 2 Living Rm: 26x12 Master Bedroom: 18x13  
 Full Baths: 2 Dining Rm: 19x10 Bedroom 2: 13x13  
 Half Baths: 0 Kitchen: 10x10 Bedroom 3:  
 # Rooms: 5 Breakfast: Bedroom 4:  
 #Bds Down: 2 Den/Great: 0x0 Bedroom 5:  
 # Stories: 1 Play/Bonus: Keeping/Hearth:  
 #FP: Units/Bldg: 18 Office:  
 Parking: 0 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: \$ 286  
 MAAR Subdivision: PORTER BUILDING CONDOMINIUMS Pool: None  
 Legal Subdivision: PORTER BUILDING CONDOMINIUMS Lot# : UNIT 3A Lot Size: 0x0  
 Directions: Downtown Memphis corner of Main Street and Court Square Park. Court Square is one block north of Madison and Main Street

Sales Type: Short Sale

Annual Cnty/City Taxes: \$2,350 / \$ 1,865

Year Built: 1901 Apx SqFt: 1200-1399

MAAR Subdivision: PORTER BUILDING CONDOMINIUMS

Legal Subdivision: PORTER BUILDING CONDOMINIUMS

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### Features

Type:	Upstairs - Flat	Handicap
Style:	Traditional	Design:
Additional Br/ Bth Info:	All Bedrooms Down	Historic District:
Master Bedroom:	Level 1 , Full Bath, Hardwd Flr	Floors/ Ceilings:
Bedroom 2:	Level 1, Shared Bath, Hardwd Flr	Wood Laminate Floors
Bedroom 3:		Fireplace:
Bedroom 4:		Security:
Bedroom 5:		Heating:
Office:		Central, Electric, Electric Heat Pump
Master Bath:	Tile Floor, Whirlpool Tub	Cooling:
Liv/Din/ Kitchen:	LR/DR Combo	Central Cooling
Interior Equipment:	Range/Oven, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Trash Compactor, Cable Wired, Cable Available	Water/Sewer:
Other Rooms:		Electric Water Heater
Misc. Interior:		Roof:
		Foundation:
		Exterior/ Windows:
		Brick Veneer, Wood Window(s)
		Parking/ Storage:
		Rent Parking Space
		Misc. Exterior:
		Deck, Gas Grill
		Amenities:
		Other (See REMARKS)
		Fees Include:
		Water/Sewer, Trash Collection, Exterior Maintenance, Grounds Maintenance, Management Fees
		New Financing:
		Conventional, FHA
		Wrtly/ Poss/ Req'd Add:
		Possession at Closing
		Showing Instructions:
		Appointment Only, Call Listing Agent

**Green Features System Check List Attached:**

### Remarks

Public Remarks: WOW! LOW PRICE - SHORT SALE - Great 2 Bedroom 2 Bath Condo with loads of Windows and City View. Overlooks Court Square and Main Street Trolley Line. Exposed Brick, Wood Floors, Jacuzzi Tub in Master, European Bidets in Both Baths! Awesome Rooftop!

Realtor Remarks: WOW! LOW PRICE - SHORT SALE - excellent price to 2 bedroom 2 bath...OFFERS MUST BE SUBMITTED TO THE BANK FOR APPROVAL AND CAN TAKE A MONTH OR LONGER FOR APPROVAL. A DEAL WORTH WAITING FOR HERE!

### 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:	901-338-3226	List Date: 10/05/09	Expire Date: 03/31/10	Var Comm:

### Sold Information:

Pend Dt:		Selling Office:		Lease to Purchase:
Close Date:		Selling Agent:		SP:
DOM: 94	*CDOM: 94	Co-Selling Agent:		Orig LP: \$ 239,000
Corporate Own:		Sold SF:	Slr Contrib:	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.

Prepared By:  
Chris Garland

CND Agent Full Report

01/07/10 04:40 PM

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