

Cross Property Agent Full

10620 Sweetleaf Place, Charlotte NC 28278

CMLS#: **3362278**
 Status: **Active**
 Subdivision: **The Sanctuary**

Category: **Single Family**
 Tax Location: **Charlotte**
 Tax Value: **\$131,300**
 Deed Ref: **32560**

Parcel ID: **19937125**
 County: **Mecklenburg**
 Zoning: **resident**
 Plat Book/Slide:
 Block/Section:

List Price: **\$1,523,340**

Legal Desc: **L52 M42-621**
 Approx Acres: **4.44**
 Lot Desc:

Approx Lot Dim: **460x471x443x373**

Elevation:



General Information

Type: **2 Story/Basement**
 Style:
 Construction Type: **Site Built**

<u>HLA</u>	<u>Unheated Sqft</u>
Main: 2,488	Main: 1,135
Upper: 1,802	Upper: 122
Third: 0	Third: 0
Lower: 0	Lower: 0
Bsmnt: 2,099	Bsmnt: 544

Above Grade: 4,290	Total: 1,801
Total: 6,389	

Additional Sqft: **0**

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No** Publicly Maint Rd: **Yes**
 Ownership: **Seller owned for less than one year**
 Occupant Type: **Vacant**
 Special Conditions: **None**

School Information

Elem: **Winget**
 Middle: **Southwest**
 High: **Olympic**

Bldg Information

Beds: **4**
 Baths: **4/1**
 Year Built: **2019**
 New Const: **Yes**
 Prop Compl Date: **2019-12-31**
 Construct Status: **Proposed**
 Builder: **Simonini**
 Model: **Tinsley**

Room Information

Room Level Beds Baths Room Type

2nd Living Quarters

2nd Living Quarters: **Connected/Interior, Room w/ Private Bath, Separate Kitchen Facilities, Separate Living Quarters**

Features

Lake/Water Amenities: **Other**

Parking:	Attached Garage, Driveway, Garage - 3 Car, Side Load Garage	Main Level Garage: Yes
Driveway:	Concrete	Doors/Windows: g-Insulated Windows
Laundry:	Main, Laundry Room, Other	Fixtures Exceptions: No
Foundation:	Basement, Basement Fully Finished, Basement Inside Entrance, Block, Other	
Fireplaces:	Yes, Family Room, Gas Logs, Porch	
Floors:	Carpet, Other, Prefinished Wood, Tile, Wood	
Equip:	Cable Prewire, CO Detector, Convection Oven, Cooktop Gas, Dishwasher, Disposal, Double Oven, Electric Range/Oven, Exhaust Fan, g-Energy Star® Dishwasher, g-Energy Star® Light Fixtures, Ice Maker Connection, Microwave, Other, Oven, Range/Hood, Self Cleaning Oven	
Comm Features:	Club House, Lake, Other, Playground, Pool, Recreation Area, Tennis Court(s), Walking Trails	
Interior Feat:	Attic Other, Attic Walk-in, Basement Shop, Breakfast Bar, Cable Available, GardenTub, Kitchen Island, Open Floorplan, Other, Pantry, Skylight(s), Walk-In Closet(s), Wet Bar, Walk-In Pantry	
Exterior Feat:	2nd Living Quarters, Deck, In-Ground Irrigation, Outdoor Fireplace, Patio, Other	
Exterior Const:	Brick - Solid, Other, Stone	
Porch:	Back, Balcony, Covered, Front, Other, Patio	Roof: Architectural Shingle
Street:	Paved	

Utilities

Sewer:	Septic Tank	Water:	City Water, County Water
HVAC:	Central Air, Gas Hot Air, Gas Water Heater, Heat Pump - Heat, Humidifier	Wtr Htr:	Gas

Association Information

Subject To HOA:	Required	HOA Subj Dues:	Mandatory	Assoc Fee:	\$1160/Quarterly	Subject to CCRs:	Yes
HOA Management:	CAMS	HOA Management Ph:	7047315560	HOA Email:			

Remarks



Public Remarks: **Build your dream home with Simonini Home on this incredible lot in the Sanctuary. Build proposed home or bring your own plans or let us help you design your new home. Simonini designers make customizing your new home in the Simonini Design Boutique. Building your new custom luxury home has never been easier. PLEASE NOTE: ALL PICTURES ARE AN EXAMPLE FROM A HOME BUILT IN ANOTHER LOCATION WITH THE SAME FLOOR PLAN**

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Instructions: **Call Listing Agent, Showing Service, Vacant, Other**
 Directions: **I-485 to Shopton Rd W (Exit 4) towards Steele Creek. At the traffic circle, continue straight to stay on Shopton Rd W to Island Point Rd. Turn right onto Island Point Rd, turn right onto Fox Sparrow Ln; Turn left onto Sweetleaf Pl.**

Listing/Agent/Office Information

DOM:	38	CDOM:	38	TOM Dt:		Expiry Dt:	12/31/19
Mkt Dt:	05/10/18	UC Dt:		DDP-End Date:		With Dt:	
Agent/Own:	No						

For Appointment Call: **800-746-9464**
Listing Agent: [Holly Gantt \(55080\)](#) 
Listing Office: [Simonini Realty Inc \(10674\)](#)
Co-List Agent: [Angela Butler \(82743\)](#) 
Co-List Office: [Simonini Realty LLC \(2882\)](#)
Buyer Agency: **3%** Sub Agency: **0%**
Named Prosp: **No** Dual/Var: **No**
Web URL:

List Type: **Exclusive Right**
Agent Phone: **980-722-3641**
Office Phone: **704-333-8999**
Co-List Agent Ph: **704-906-6729**
Co-List Office Ph: **980-722-1116**
Transaction Broker: Bonus:
Seller Name: **tax records**
Full Service: **Yes**

Prepared By: Sue Oxley

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