

# Residential Property Client Full

**6226 Louis Patrick Lane #14, Charlotte, NC 28211**

List Price: **\$1,715,000**

MLS#: **3781134**  
 Status: **Active**  
 Subdivision: **Claircross**  
 Zoning Desc:  
 Legal Desc: **L7 M66-742**  
 Approx Acres: **0.32**  
 Lot Desc: **Private**

Category: **Single Family**  
 Tax Location: **Mecklenburg**  
 Tax Value:  
 Approx Lot Dim:

Parcel ID: **18504247**  
 County: **Mecklenburg**  
 Zoning: **R3**  
 Deed Ref: **35199-699**  
 Lot/Unit #: **14**  
 Elevation:



General Information

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

School Information

Elem:  
 Middle:  
 High: **Billingsville/Cotswold Alexander Graham Myers Park**

HLA

Main: **1,991**  
 Upper: **1,623**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **1,242**  
 Above Grade: **3,614**  
 Total Primary HLA: **4,856**  
 Additional Sqft: **0**

Non-HLA Sqft

Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **738**  
 Total: **738**

Bldg Information

Beds: **5**  
 Baths: **4/1**  
 Year Built: **2022**  
 New Const: **Yes**  
 Prop Compl Date: **03/31/22**  
 Construct Status: **Under Construction**  
 Builder: **Copper Builders**  
 Garage Sqft: **569**

Additional Information

Prop Fin:  
 Assumable: **No**  
 Ownership: **Seller owned for less than one year**  
 Special Conditions: **None**  
 Road Responsibility: **Publicly Maintained Road**

Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/1</b>	<b>Bathroom(s), Dining Area, Foyer, Great Room, Kitchen, Office, Pantry, Primary Bedroom, Study</b>
<b>Upper</b>	<b>3</b>	<b>3/0</b>	<b>Bathroom(s), Bedroom(s), Office, Primary Bedroom</b>
<b>Basement</b>	<b>1</b>	<b>1/0</b>	<b>Bar/Entertainment, Basement, Bathroom(s), Bedroom(s)</b>

Features

Parking:	<b>Attached Garage, Garage - 2 Car</b>	Doors/Windows:		Main Level Garage: <b>Yes</b>
Driveway:	<b>Concrete</b>	Fixtures Exceptions:	<b>No</b>	
Laundry:	<b>Main</b>			
Foundation:	<b>Basement</b>			
Fireplaces:	<b>Family Room</b>			
Floors:	<b>Carpet, Tile, Wood</b>			
Equip:	<b>Dishwasher, Disposal, Exhaust Hood, Gas Range, Refrigerator</b>			
Interior Feat:	<b>Kitchen Island, Open Floorplan, Pantry</b>			
Exterior Covering:	<b>Brick Partial, Fiber Cement</b>			
Porch:		Roof:	<b>Architectural Shingle</b>	
		<u>Utilities</u>		
Sewer:	<b>City Sewer</b>	Water:	<b>City Water</b>	Wtr Htr: <b>g-On-Demand Wa</b>
HVAC:	<b>Central Air, Gas Hot Air Furnace</b>			

Association Information

Subject To HOA:	<b>Required</b>	Subj to CCRs:		HOA Subj Dues: <b>Mandatory</b>
HOA Management:		HOA Phone:		Assoc Fee: <b>\$850/Annually</b>

Remarks

Public Remarks: **Nestled in the heart of South Charlotte, Claircross offers the charm of Cotswold combined with walkability to amenities and easy access to the city and desirable surrounding areas. Consisting of 19 custom-built homes including modern exterior and state-of-the-art finish options. Home is under construction. Finishes can still be selected through 9/30/21.**

Directions: **From Uptown: Providence Rd to Left on Sharon Amity, Right on Robin Rd, right on Westbury, left on Montclair, right on Gilchrest and look for the site signs.**

Listing Information

DOM:	<b>27</b>	CDOM:	<b>27</b>	Closed Dt:		Slr Contr:	
UC Dt:		DDP-End Date:		Close Price:		LTC:	

Prepared By: Wade Miller