


Prop Type: Residential - MLS#: 382424		5795 CHARLOTTE DR , ASHLAND , MO 65010		Sold Price \$ 245,000	
	Primary Style	Ranch	House Faces	S	
	Area	Boone South	Status	Closed	
	Subdivision	SOUTH WIND	Cross Street	Talladega Dr	
	County	Boone	Exp/Complete(NC)		
	Type	Single Family Residence	Age Description	New-Never Occupied	
	School District	SoBoCo	# of Acres		
	# of Bedrooms	3	Garage Type		
	Garage Capacity		Baths Full	2	
	# of Baths-Half	0	Total Bathrooms	2	
	Uncovered Parking		Actual Taxes \$		
	Tax Yr		Elementary Sch	SoBoCo	
	Middle/Jr High Sch	SoBoCo	Senior Sch	SoBoCo	
	Zoning	Single Family Res	Basement	No	
	Mapping ID #	2450400040370001			

Legal Description: SOUTH WIND PLAT 2 LOT 209

Appx Fin Sq Ft Lower #	0	Appx Fin Sq Ft Main #	1720	Appx Fin Sq Ft Upper #	0
Appx Fin Other Sq Ft #	0	Appx UnFin Sq Ft Lower #	0	Appx UnFin Sq Ft Main #	0
Appx UnFin Sq Ft Upper #	0	Appx UnFin Other Sq Ft #	0	Appx UnFin Sq Ft Total #	0
Appx Fin Sq Ft Total #	1720	Sq Ft Source	Builders Plans	Lot Dimensions	85.00 × 205.85

Room Name	Level	Length	Width	Room Name	Level	Length	Width	Room Name	Level	Length	Width
Living Room	Main	15.6	20.7	Master Bedroom	Main	15.9	17.7	Garage	Main	21.9	34.6
Utility Room	Main	10	5.6	Bedroom 2	Main	12	10.6				
				Bedroom 3	Main	11	11.9				

Year Built	2018	Land Lease	No	Land Lease \$	
Land Lease Descrip	N/A	HOA/Condo	Yes	HOA/Condo \$	\$ 100
HOA/Condo Descrip	Annual	HOA/Condo Init	Yes	HOA/Condo Init \$	\$ 150
Builder Name		Buyer Zip Code		Geo County	
Latitude	38.757195	Longitude	-92.254619		

Exterior Features: Driveway-Paved; Sprinkler-In Ground; Windows-Vinyl
Interior/Features: Cable Ready; FireplaceScreenDr(s); Garage Dr Opener(s); High Spd Int Access; Laundry-Main Floor; Smoke Detector(s); Stand AloneShwr/MBR; Walk in Closet(s); Washer/DryerConnectn; Water Softener Owned
Kitchen/Features: Cabinets-Wood; Counter-Granite; Dishwasher-Built In; Garbage Disposal; Pantry; Range-Electric
Utilities: Gas-Natural; Sewage-City; Trash-City; Water-City

Street/Roads:	Curbs and Gutters; Public Maintained	Foundation Type:	Slab
Exterior Finish:	Stone Veneer; Vinyl	Foundation Material:	Poured Concrete
Roof:	ArchitecturalShingle	Heat Type:	Forced Air
Patio:	Back; Covered	Heat Fuel:	Natural Gas
Columbia Pub Schools:	Elementary School 2018/2019: Not Columbia Public School; Middle School 2020-2021: Not Columbia Public	Cooling:	Central Electric
Arch./Style:	Traditional	Restriction/Easement:	Recorded Plat; Subdiv Restrictions
Flooring:	Carpet; Tile; Wood	Will Sell:	Cash; Conventional; FHA; VA
Dining:	Breakfast Room; Eat-In Kitchen	Title Co:	True Line Title Co
Fireplace:	Gas	Possession:	At Closing
		Licensee Per/Int Dis:	Not Applicable
		Showing Instructions:	Easy to Show

Remarks: BRAND NEW IN ASHLAND SCHOOL DISTRICT. Beautiful finishes, and quality craftsmanship went into this adorable 3 Bed / 2 Bath slab. Boasting an open floor plan with a split bedroom design. The finishes include gas fireplace, wood flooring, stainless steel appliances, and numerous outlets customized & placed for convenience. Also enjoy a filtered, softened, tankless water heater, with an added tank under kitchen sink to provide hot water in a flash. The efficiency of this property is like no other, don't overlook the hidden details like spray foam insulation in the attic that make this home top of the line. View the beauty of the South Wind Subdivision from your covered patio. Perfect location with easy access to Highway 63!

Directions: 63 South, Right on Peterson Ln, Left on Eagle Lake Dr, Right on Talladega Dr, Right on Charlotte Dr.

List Date	12/19/2018	Sold Date	02/19/2019	Sold Price	\$ 245,000
Days On Market	48	Original List Price	\$ 254,900	Exp Date	
Agreement Type	Exclusive Right to Sell	Lic Assisting Seller	Sellers Agent	Title Held by	Other
Under Contract Date	02/05/2019	Financing	Cash	Anticipated Close Dt	02/19/2019
Price Withheld	No				

LM: Wendy Swetz Mobile : (573) 639-4978 Office : wendy@wendyswetz.com Mobile : (573) 639-4978
LO: The Company, Wendy C. Swetz Real Estate Direct : (573) 424-6623 Other Address: 4013 Frontgate Dr., Suite 110, Columbia, MO 65201
Co-LM: Paige Reeder-Pikop of The Company, Wendy C. Swetz Real Estate

SM: Stephanie Miller
SO: Gage & Gage Direct : (573) 442-0815 Other Address: 303 Stadium Blvd #215, Columbia, MO 65203