

# 2729 Yurman Road, Charlotte, North Carolina 28214-5603

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List \$: **\$365,000**

MLS#: **4228560**

Category: **Residential**

County: **Mecklenburg**

Status: **ACT**

Parcel ID: **055-225-74**

Acres: **0.15**

Legal Desc: **L14 M62-698 THRU 702**

City Tax Pd To: **Charlotte**

Tax Val: **\$337,100**

Zoning: **N1-B**

Lot Dim: **55 x 117 x 55 x 114**

Deed Ref: **33087-741**

Subdivision: **Paw Creek Village**

Elevation:

OSN: **Canopy MLS**



## General Information

Type: **Single Family**  
 Style: **Arts and Crafts, Transitional**  
 Levels Abv Grd: **2 Story**  
 Const Type: **Site Built**  
 SubType:

## School Information

Elem: **Whitewater Academy**  
 Middle: **Whitewater**  
 High: **West Mecklenburg**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	0	0/1	774	390
Upper:	3	2/0	1,029	0
Third:	0	0/0	0	0
Lower:	0	0/0	0	0
Bsmt:	0	0/0	0	0
2LQt:	0	0/0	0	0

## Building Information

Beds: **3**  
 Baths: **2/1**  
 Yr Built: **2018**  
 New Const: **No**  
 Prop Compl:  
 Cons Status: **Completed**  
 Builder: **LGI Homes Avery**  
 Model: **Primary on 2nd Floor**

Above Grade HLA: **1,803**  
 Tot Primary HLA: **1,803**

Additional SqFt:  
 Garage SF: **390**

## Additional Information

Prop Fin: **Cash, Conventional, VA Loan**  
 Assumable: **No**  
 Spcl Cond: **None**  
 Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for less than one year**

## Room Information

Main	Bath Half	DiningArea	Kitchen	Great Rm	Bedroom
Upper	Laundry	Prim BR	Bath Full	Bedroom	Bedroom
	Bath Full	Loft			

## Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **2** Carport: **No** # Carport Spc: **0**  
 Covered Sp: **2** Open Prk Sp: **Yes/4** # Assg Sp: **0**  
 Driveway: **Concrete** Prkng Desc: **This home does not have Garage Door Remotes. They were not let at the home. Buyer will need to get Universal Remotes.**

Parking Features: **Driveway, Garage Attached, Garage Door Opener, Garage Faces Front**

## Features

Lot Description: **Sloped**

View:  
 Windows: **Insulated Window(s)**

Doors: **Insulated Door(s), Sliding Doors**  
 Laundry: **Common Area, Electric Dryer Hookup, Laundry Closet, Upper Level, Washer Hookup**

Fixtures Exclsn: **No**  
 Foundation: **Slab**  
 Fencing: **Back Yard, Fenced, Full, Privacy**

Basement Dtls: **No**  
 Fireplaces: **No**  
 2nd Living Qtr:  
 Construct Type: **Site Built**

Accessibility:  
 Exterior Cover: **Vinyl**  
 Road Surface: **Paved**  
 Roof: **Composition Shingle**  
 Security Feat: **Carbon Monoxide Detector(s), Smoke Detector**

Road Frontage:  
 Patio/Porch: **Covered, Front Porch, Patio**  
 Other Structure:  
 Inclusions:

Utilities: **Electricity Connected**  
 Appliances: **Dishwasher, Electric Range, Electric Water Heater, Microwave, Plumbed For Ice Maker, Self Cleaning Oven**  
 Interior Feat: **Attic Other, Breakfast Bar, Garden Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**  
 Floors: **Carpet, Vinyl Plank**  
 Comm Feat: **Street Lights, Walking Trails**

## Utilities

Sewer: **City Sewer**  
 Heat: **Central, Electric, Heat Pump, Zoned**  
 Restrictions: **Architectural Review, Subdivision - CCR's are attached in the MLS Attachments**

Water: **City Water**  
 Cool: **Central Air, Electric, Heat Pump, Zoned**

## Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
 HOA Mngemnt: **Key Community Management** HOA Phone: **704-321-1556** Assoc Fee: **\$335/Annually**

## Public Remarks

**LOCATION, LOCATION, LOCATION! This Arts & Crafts 2-story home built in 2018 is just minutes from 485 and the CLT Airport! Walk up onto the covered front porch and into the home onto NEW Designer LVP flooring throughout the entire downstairs! OPEN floorplan between the great room, dining area & kitchen! Kitchen is AWESOME w/granite countertops, Bar w/seating, huge pantry, and SS Appliances. Downstairs also has 1 half bathroom. Up: All 3 bedrooms are upstairs. Primary suite is GREAT w/vaulted ceiling, ceiling fan & bathroom featuring vanity, garden tub/shower combo with a BIG walk-in closet! Both guest bedrooms are ample in size and both feature standard closets. There is an additional full bath w/single vanity & tub/shower combo. Loft area perfect for play room, Home Office or additional hangout space! FULLY fenced backyard! Priced to sell- come see it today!**

## Agent Remarks


**Due to the 91 Day Flip Rule this home cannot get FHA. The 91 Days will be up at the end of March. Seller is Future Realty, LLC. The Seller is a NC Agent, but is not the Listing Agent. This is NOT the seller's primary residence- seller has never lived in the home. Measurements, Disclosures, MOG, and CCRs are in the attachments. Seller offering \$500 in seller credit for using their preferred attorney Angela Berland at Paladin Law to close this home. Buyer choose on Attorneys, but if the**

Buyer Attorney charges the Seller for Representation, the Buyer agrees to pay that fee for the Seller. Please call Cherie Burris with any questions at 803-370-2426 and email all offers to: [cherieburris@gmail.com](mailto:cherieburris@gmail.com) \*NOTE: FOR MORE INFORMATION VISIT OUR BROKERAGE WEBSITE: <https://rmxexecutive.com> - click "for agents" - search property address\*

Showing Instructions, Considerations, and Directions

Combination Lock Box, No Sign, Showing Service, Vacant

List Agent/Office Information

DOM: **18** CDOM: **18**  
Mkt Dt: **03/06/2025**  
Agent/Own: **No**  
For Appt Call: **800-746-9464**  
List Agent: **Cherie Burris (51579)**   
List Office: **RE/MAX Executive (130307)**  
Seller Name: **Future Realty LLC**  
Web URL: **[www.cherieburris.com](http://www.cherieburris.com)**

Expire Dt: **07/31/2025**  
DDP-End Dt:  
List Agreement: **Exclusive Right To Sell**  
Agent Phone: **803-370-2426**  
Office Phone: **803-578-7989**  
Full Service: **Full Service**

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Price: **\$365,000**





