

2113 Lombardy Circle, Charlotte, North Carolina 28203

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List Price: **\$825,000**

MLS#: **4066855** Category: **Residential Multi Unit** County: **Mecklenburg**
Status: **ACT** City Tax Pd To: **Charlotte**
Subdivision: **Dilworth**
Zoning Spec: **R5** Zoning: **N1-C**
Parcel ID: **151-022-03** Deed Ref: **29933-986**
Legal Desc: **L9 B3 M3-36**
Apx Acres: **0.15** Apx Lot Dim: **53x144x59x114**



General Information

Type: **Duplex**
Style: **Ranch**
Units: **2**
Restrictions:
Rstrict Cmnts:

School Information

Elem: **Dilworth Latta Campus/Dilworth Sedgefield Campus**
Middle: **Sedgefield**
High: **Myers Park**

Bldg Information

Beds: **4** Units Proj:
Baths: **2/0** Units Comp:
Yr Built: **1956**
New Const: **No**
Const Status:
Pets Allowed:
Stories: **1**

SqFt Information

Basement: **0**
Additional: **0**
NonHLA Bsmt: **0**
Total HLA: **2,021**
Garage SF:

Model:

Additional Information

Proposed Fin: **Cash, Conventional**
Assumable: **No**
Ownership: **Seller owned for at least one year**
Owner Resp: **Exterior Maintenance**
Tenant Resp: **All Utilities, Electricity, Gas, Water**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

View Full Property Information at:

www.DuplexDeal.com

Unit	# Units	HLA	Rent
2 Bedroom	1	1,010	

Features **Attic Stairs Pulldown, Ceiling Fan(s)**

2 Bedroom	1	1,011
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Features **Attic Stairs Pulldown, Ceiling Fan(s)**

Property Rooms: **Primary Bdrm, Bedroom(s), Bathroom(s), Kitchen, Living Room**

Units Information

FB	HB	Beds	Rooms
		2	Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room
0	2		Primary Bedroom, Bedroom(s), Bathroom(s), Kitchen, Living Room

Parking Information

Main Lvl Garage: No	Garage: No	# Gar Sp:	Carport: No	# Carport Spc:
Covered Sp:	Open Prk Sp: No	# Assg Sp:	Tot Prk: 4	
Driveway: Concrete		Prkng Desc: Driveway and street parking		
Parking Features: Driveway				

Features

View:	Doors: Insulated Door(s)
Windows:	Laundry: In Kitchen
Fixtures Exclsn: No	Basement Dtls: No
Foundation: Crawl Space	Fireplaces: No
Fencing: Partial	2nd Living Qtr:
Accessibility: 2 or More Access Exits	Construct Type: Site Built
Exterior Cover: Brick Full	Road Frontage:
Road Surface: Paved	Patio/Porch: Front Porch, Side Porch
Roof: Architectural Shingle	Other Structure:
Security Feat: Carbon Monoxide Detector(s), Smoke Detector	Inclusions:
Utilities: Cable Available, Electricity Connected, Natural Gas	
Tenant Pays: All Utilities, Electricity, Gas, Water	
Owner Pays: Exterior Maintenance	
Appliances: Dishwasher, Disposal, Dryer, Electric Oven, Electric Water Heater, Refrigerator, Washer	
Interior Feat: Attic Stairs Pulldown	
Floors: Vinyl, Wood	

Utilities

Sewer: City Sewer	Water: City Water
Heat: Forced Air, Natural Gas	Cool: Central Air, Electric

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

HOA Subj Dues: **No**

Property Information

*** INVESTORS * UNIQUE OPPORTUNITY to own a charming income producing DUPLEX in the desirable DILWORTH/Freedom park area.**

This property has an outstanding return on investment history (15.6% annual ROI)

Many use options for this property might include- standard duplex rental, live in one side & rent the other side, renovate, expand, or build a new single family home. (Consult County zoning for desired use.)

The tenants have recently vacated to allow for property showings and the new buyer's immediate use as they choose.

Each unit has 2 bedrooms, 1 bath and beautiful solid hardwood floors. The owner has maintained the property well along with many updates.

Located within walking distance to restaurants, shopping, Freedom Park, Latta Park and South End. Minutes from downtown, all sports arenas, the airport & major Hwys. Schools are among the best in the area.

Please contact the listing agent for all questions including request for financials and rent information.

**Frank Lee
Greater Charlotte Properties
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704-904-9690**

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