



REDUCED!

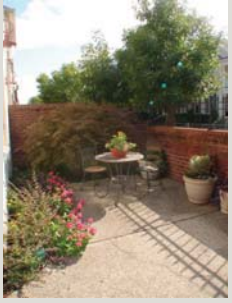
512 Rienzi
Downtown Memphis
South Bluffs Neighborhood
Approximately 3,000 Square Feet
3 Bedroom 2.5 Baths
Plus Bonus Room

\$399,000



Seller Says Sell!

This incredibly designed South Bluffs home features Hardwood Floors, Wet Bar with Ice Maker, Built-In Bookshelves in the Living Room and Wonderful Outdoor Spaces. The Master Bedroom boasts a Gigantic Master Closet, Sitting Area and a Fabulous Bath with Huge Walk-In Shower Stall plus Jacuzzi Tub! Large Bonus Room & Much More. Must SEE! South Bluffs Neighborhood offer's Pools, Tennis Courts, Workout Facility & Direct access to the Riverfront & Trolley.



Tracie Gaia
901.649.6232



Chris Garland
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TRACIE&CHRIS



**Garland
Company**
REAL ESTATE

www.garlandcompany.com

Office: 901.527.7779



ML#: 3179599 P: 12 ACT RES 745A LP:\$ 399,000
 Address: 512 RIENZI DR Unit #:
 City: MEMPHIS State: TN Zip Code: 38103 HandyMap:
 County: SHELBY Cross St: CALHOUN Parcel ID: 002084 G00011
 Bedrooms: 3 Living Rm: 19x19 Master Bedroom: 24x15
 Full Baths: 2 Dining Rm: 14x13 Bedroom 2: 15x11
 Half Baths: 1 Kitchen: 15x13 Bedroom 3: 13x13
 # Rooms: 8 Breakfast: Bedroom 4:
 #Bds Down: 1 Den/Great: 0x0 Bedroom 5:
 # Stories: 2.00 Play/Bonus: 24x17 Keeping/Hearth: 15x13
 #FP: 1 Neigh Assoc: Y Office:
 Parking: G2A Ann Assoc Fee: 1,200 Construction Status: Existing Property
 ListType: Exclusive Right to Sell Est. Date of Completion:
 Service Type: Full Service Listing Apx SqFt: 3000-3199 Year Built: 2001
 Lot Size: 3492 SF 30 X 116.16 (BAL TO ST) Pool: Neighborhood Flood Ins Req:
 Legal Subdivision: SOUTH BLUFFS PD PH 9 Termite Contract:

Sales Type: Normal Sale
 Annual Cnty/City Taxes: \$4,056 / \$ 3,263
 Acreage: 0.080 Lot# : 150 Lot Size: 3492 SF 30 X 116.16 (BAL TO ST) Pool: Neighborhood Flood Ins Req:
 MAAR Subdivision: SOUTH BLUFFS PH9 Legal Subdivision: SOUTH BLUFFS PD PH 9 Termite Contract:
 Directions: Located in South Bluffs Community Downtown. From corner of South Main Street and GE Patterson (Arcade Restaurant) Head west on GE Patterson thru light at South Front, at next stop sign the Gated Community is Straight Ahead. 1st St on the Left is Rienzi

Tour: <http://www.garlandcompany.com/misc/512rienzi/flyer.pdf>

Features:

Type:	General Residential	Floors/Ceilings:	Part Hardwood, Part Carpet, Tile, Smooth Ceiling, 9 or more Ft. Ceiling
Style:	French	Fireplace:	In Living Rm, Ventless Gas Firepl, Gas Logs
Additional Br/ Bth Info:	Master Down, Luxury Master Bath, Double Vanity Bath, Separate Tub & Shower, Full Bath Down, Whirlpool(s),	1st Story:	Living Room, Dining Room, Kitchen, Master Bedroom, 1/2 Bath, 1 Bath, Laundry Room, Keeping/Hearth Room
Master Bedroom:	Level 1, Walk-In Closet, Full Bath, Sitting Area, Smooth Ceiling, Carpet	2nd Story:	2nd Bedroom, 3rd Bedroom, 1 Bath, Play Rm/Rec Room
Bedroom 2:	Level 2, Walk-In Closet, Shared Bath, Smooth Ceiling, Carpet	Heating:	Central, Dual System
Bedroom 3:	Level 2, Walk-In Closet, Shared Bath, Smooth Ceiling, Carpet	Cooling:	Central, Dual System, Ceiling Fan(s)
Bedroom 4:		Water/Sewer:	Public Water, Public Sewer
Bedroom 5:		Roof:	Composition Shingles
Office:		Foundation:	Slab
Master Bath:	Double Sinks, Whirlpool Tub, Sep Shower, Smooth Ceiling, Tile Floor	Exterior/Windows:	Brick Veneer, Double Pane Window(s)
Liv/Din/Kitchen:	Sep Living Rm, Sep Dining Rm, Keeping/Hearth Rm, Brkfst Bar, Pantry	Parking/Storage:	Back-Load Garage, Garage Door Opener(s), Gate Clickers
Interior Equipment:	Self Cleaning Oven, Double Oven, Cooktop, Gas Cooking, Disposal, Dishwasher, Microwave, Refrigerator, Cable Wired, Separate Ice Maker	Lot Description:	Landscaped, Brick/Stone Fenced
Other Rooms:	Laundry Room, Play Room, Internal Expansion Area, Entry Hall, Loft/Balcony	Misc. Exterior:	Porch, Patio, Neighborhood Recreation Fac., Historic District
Misc. Interior:	All Window Treatments, Wet Bar, Walk-In Closet(s), Pull Dn Attic Stairs, Walk-In Attic, Security System, Smoke Detector (s)	Neighborhood Amenities:	Club House, Gated Neighborhood, Pool, Tennis Court, Recreation Facilities
Handicap Design:		Historic Dist:	
		New Finance:	Conventional
		Wrtly/ Poss/ Req'd Add:	Possession by Agreement, LA to Hold Earnest Money
		Showing Instructions:	Call Listing Agent, Appointment Only
		Green Features:	

Remarks:

Public Remarks: South Bluff Gated Community w/Swim & Tennis. Perfect Design w/quality features:Built-ins,Wet Bar w/ice maker,Master Dwn+Sitting Area, Gigantic Master Closet, MBA w/roomy shower+Jacuzzi Tub, Top notch Kitch, Bonus Rm, french qtr curb appeal, expansion area
 REALTOR Remarks: BRING ALL OFFERS SELLER MUST GO!! MUST SELL NOW!!! Gate Code Needed to Enter Community. Home Built By Berry Jones. Master Bedrm Down. Swim & Tennis Community.Call Either Agent for showing instructions. Direct River Walk & Trolley Access.

Listing Information:

List Office:	GGAR	Garland Company Real Estate, LLC	901-527-7779	Comm to SA:
List Agent:	9884	Chris Garland	901-338-3226	Comm to BA: 3.00
Co-List Agt:	9886	Tracie Gaia	901-649-6232	Comm to TB:
Appointment:	901-649-6232	List Date:	Expire Date:	Var Comm: N

Sold Information:

Pend Dt:	Selling Office:	Lease to Purchase
Close Date:	Selling Agent:	SP:
DOM:	Co-Selling Agent:	Orig LP: \$ 449,000
*CDOM:	Sold SF:	Sold Term:
Corporate Own: N	Sir Contrb:	

* Information, including Square Footage, deemed reliable but not warranted. The CDOM fields does not include prior time on the market if the listing has been off market for 30 or more days.

Prepared By:
Chris Garland

RES Agent Full Report

06/18/10 11:37 AM

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