




**Residential** MLS No. [969528](#)  
 Area **6** List Price **\$169,900** Status **Active**  
 Type **Site Built** Er/Ea **Exclusive Agency** Media   
 Address [1115 ARDEE AVE](#) City **Nashville** Zip **37216**  
 County **Davidson** Sub/Dev **SUNNYMEADE** MLS Map  
 Lot Number Tax ID **061-15-0-100.00** Deed Book/Page **20010502/45180**  
 Directions **GALLATIN RD. NORTH, RT ON ARDEE, 3RD HOUSE ON LEFT**

### General Information

Style Stories **2.00** Year Built **1948 / Renovated**  
 Acres **0.280** Total Rooms **6** Completion  
 Size **65x201** Lot **Level** Assoc Fee **\$ /mo**  
 Constr **Stucco /** Floors **Carpet / Finished Wood / Vinyl /** Basement **Full / Finished**  
 Driveway **Concrete** Waterfront **/** Garage **2 / Detached**  
 Community Amenities  
 Remarks: **CHARMING COTTAGE~BEAUTIFULLY UPDATED~ROMANTIC MASTER STE~2 FULL BATHS~HARDWOODS~FORMAL DINING~SUPER CLEAN BASEMENT W/FINISHED STUDIO~LARGE FENCED YARD W/COVERED PATIO AND 2 CAR DETACHED GARAGE BUILT IN 2004~NO WORK NEEDED ON THIS ONE~**

### Rooms and Dimension Information

Liv <b>17x15 / Great Room</b>	Rec <b>20x9 / Basement Level</b>	Bed 1 <b>29x11 / Master BR Upstairs</b>
Din <b>13x11 / Formal</b>	Hobby <b>/</b>	Bed 2 <b>13x11 /</b>
Kit <b>13x8 / Eat-In</b>	Other <b>7x7 / Office</b>	Bed 3 <b>/</b>
Den <b>/</b>	Other <b>/</b>	Bed 4 <b>/</b>
		<b>Finished Square Feet (est)</b>
	<b>Bedrooms</b>	
Main <b>1</b>	<b>Full Baths</b>	Main <b>926</b> Est. SqFt. Source
Other <b>1</b>	<b>Half Baths</b>	Second <b>368</b> <b>Tax Record</b>
		Third
Total <b>2</b>	<b>2</b>	Basement <b>180</b> Total <b>1474</b>

### Schools and Utilities

Elem1 [Inglewood Elementary](#) Elem2 **Sewer** Middle/JR [Isaac Litton Middle School](#) High [Stratford Comp High School](#)  
 Water **City Water** Cool **Electric / Central** Heat **Gas / Central**

### Features

<b>Appliances</b>	<b>Interior Features</b>	<b>Exterior Features</b>	<b>Miscellaneous</b>
Range <b>Stove / Electric</b>	Firepl	Fence <b>Back</b>	Handicap Access
Oven <b>Single Oven / Electric</b>	Drapes <b>Partial Drapes Remain</b>	Patio/Deck <b>Covered Patio</b>	Energy <b>Storm Doors / Storm Windows /</b>
	Master Bath <b>Combo Tub/Shower / Suite</b>	Pool	
Other <b>Microwave / Dishwasher /</b>	Other <b>Ceiling Fan / Redecorated / Storage / Utility Connection / Wet Bar /</b>	Other <b>Garage Door Opener</b>	Other <b>Cable TV</b>

### Financing and Taxes

<b>Existing</b>	Assumable	Non-Qualifying	Taxes <b>\$1,348</b>	
<b>New</b>	Owner	FHA	VA	
			Conv <b>Yes</b>	Other

### Comparable Information

Pending Date	Closing Date	Orig. List Price <b>\$169,900</b>	Sales Price
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Requested by: **Brenda Shakir**

**Information believed to be accurate but not guaranteed. Buyers should independently verify all information prior to submitting any offer to purchase.**

**RealTracs Solutions®**  
 Report Date: **4/20/2008**