

**Residential**Area **7**Type **Site Built**Address **5525 PENINSULA PARK LANDING**County **Davidson**

Lot Number

MLS No. **1115792**List Price **\$249,900**Er/Ea **Exclusive Agency**City **Hermitage**Sub/Dev **The Peninsula**Tax ID **097-16-0A-004.00-CO**Status **Active**Media Zip **37076**

MLS Map

Deed Book/Page
200401160006736Directions **I-40 exit 221B R Old Hickory~Left on Bell Road~Right on South New Hope Road~Right on John Hager~Left on Peninsula Park Landing****General Information**

Style	Stories 2.00	Year Built 1996 / Existing
Acres 0.160	Total Rooms 8	Completion
Size 70 X 100	Lot	Assoc Fee \$12 /mo
Constr Partial Brick /	Floors Carpet / Finished Wood / Laminate / Tile /	Basement None / Crawl
Driveway Aggregate	Waterfront /	Garage 2 / Attached
Community Amenities		Roof Asphalt
Remarks: EXCEPTIONAL FLOOR PLAN IN QUIET NEIGHBORHOOD~WALK TO LAKE~CONVENIENT TO I-40~WELL MAINTAINED W/MANY UPGRADES & UPDATES~NEW HARDWOOD FLOORING~PREMIUM LIGHT FIXTURES~NEWER HVAC~2 JACUZZI TUBS~LOFT~GREAT STORAGE~PRIVACY FENCED BACKYARD~HOME WARRANTY PROVIDED		

Rooms and Dimension Information

Liv 19X15 /	Rec 21X20 /	Bed 1 17X13 / Master BR Downstairs
Din 12X11 /	Hobby /	Bed 2 13X12 /
Kit 22X10 /	Other 17X11 /	Bed 3 12X11 /
Den /	Other 11X10 / Breakfast Room	Bed 4 /
		Finished Square Feet (est)
Main	Bedrooms 1	Main 1471
Other	Full Baths 1	Second 1263
	Half Baths 1	Third
Total	2	Basement
	1	Total 2734

Schools and Utilities

Elem1 <u>Ruby Major Elementary</u>	Elem2	Middle/JR <u>Donelson Middle School</u>	High <u>McGavock Comp High School</u>
Water City Water	Sewer Sewer	Cool Electric / Central	Heat Gas / Central

Features

Appliances	Interior Features	Exterior Features	Miscellaneous
Range Stove / Electric	Firepl 1	Fence Privacy	Handicap Access
Oven Single Oven / Electric	Drapes Negotiable	Patio/Deck	Energy Storm Windows
	Master Bath Sep. Shower/Tub / Suite	Pool	
Other	Other Ceiling Fan / Extra Closets / Redecorated / Smoke Alarm / Storage / Walk-In Closets /	Other	Other Entry Foyer / Cable TV /

Financing and Taxes

Existing	Assumable	Non-Qualifying	Taxes \$2,191		
New	Owner	FHA Yes	VA Yes	Conv Yes	Other

Comparable Information

Pending Date	Closing Date	Orig. List Price \$249,900	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: **9/8/2009**