

Cross Property Client Full

14220 Ryker Way #13, Davidson NC 28036

MLS#: 3487457	Category: Single Family	Parcel ID: 003-093-32	List Price: \$1,399,900
Status: Active	Tax Location: Davidson	County: Mecklenburg	
Subdivision: Narrow Passage	Tax Value:	Zoning: RPA	
Zoning Desc: 0		Deed Ref: 0	
Legal Desc: 0		Lot/Unit #: 13	
Approx Acres: 0.52	Approx Lot Dim:	Elevation:	
Lot Desc: Trees			



<u>General Information</u>		<u>School Information</u>	
Type:	2 Story	Elem:	Davidson
Style:		Middle:	Unspecified
Construction Type:	Site Built	High:	William Amos Hough
<u>HLA</u>		<u>Bldg Information</u>	
Main:	2,540	Unheated Sqft:	341
Upper:	1,972	Beds:	4
Third:	0	Baths:	3/1
Lower:	0	Year Built:	2020
Bsmnt:	0	New Const:	Yes
Above Grade:	4,512	Construct Status:	Proposed
Total:	4,512	Builder:	Plattner Custom Builders LLC
		Model:	
Additional Sqft:		Garage Sqft:	864
<u>Additional Information</u>			
Prop Fin: Cash, Construction/Perm Loan, Conventional			
Assumable: No			
Ownership: Seller owned for at least one year			
Special Conditions: None			
Road Responsibility: Publicly Maintained Road			

Recent: **03/26/2019 : Back On Market : EXP->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Bedroom(s), Breakfast, Computer Niche, Dining Room, Foyer, Great Room, Kitchen, Laundry, Master Bedroom, Mud, Office, Pantry
Upper	3	2/0	Bathroom(s), Bedroom(s), Bonus Room, Loft

Features

Lake/Water Amenities:	None		
Parking:	Attached Garage, Garage - 3 Car, Garage Door Opener, Side Load Garage	Main Level Garage:	Yes
Driveway:	Concrete	Doors/Windows:	g-Insulated Door(s), g-Insulated Windows
Laundry:	Main, Laundry Room	Fixtures Exceptions:	No
Foundation:	Crawl Space		
Fireplaces:	Yes, Gas Logs, Great Room		
Floors:	Carpet, Tile		
Equip:	Cable Prewire, Ceiling Fan(s), CO Detector, Convection Oven, Cooktop Gas, Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave, Self Cleaning Oven		
Comm Features:	Recreation Area, Walking Trails		
Interior Feat:	Attic Stairs Fixed, Attic Stairs Pulldown, Breakfast Bar, Cable Available, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling, Walk-In Closet(s)		
Exterior Feat:	Underground Power Lines, Wired Internet Available		
Exterior Const:	Other		
Porch:	Back, Screened	Roof:	Architectural Shingle
Street:	Paved		

Utilities

Sewer:	County Sewer	Water:	County Water	Wtr Htr:	Other
HVAC:	Central Air				

Association Information

Subject To HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
HOA Management:		HOA Phone:		Assoc Fee:	\$215/Monthly

Remarks

Public Remarks: The Preserve at Narrow Passage offers a stately stone & gas lantern entrance. Here you will find Village & Luxury homes, custom crafted, tucked into lots framed by canopies of hardwoods. Thirty-seven of The Preserve's 59 acres are designated conservation space, with fields, streams & pristine wetlands protected from development. Home built by Plattner Custom Builders. Enjoy your community w/ walking trails, 10 fitness stations, and 37 acres of Common area to explore. And if you are an outdoor enthusiast, you'll appreciate being attached to the Davidson-Greenway, Fisher Farm Park, & walking distance to the River Run amenities which include Golf, Tennis, Pool with Clubhouse, & Private Restaurant. The Charming town of Davidson includes shopping, fine dining, seasonal events, & more. Easy access to Lake Norman, Airport, & Uptown Charlotte.

Directions: Take I-77 to exit 30 and travel East on Griffith Street, Turn right on Main Street (Davidson College), Turn left on Concord-Davidson Rd, Go to the second exit on the roundabout to continue on Rocky River Rd. Turn left on Shearer Rd. The Preserve at Narrow Passage will be on your left with a stone and gas lantern entrance. Please use the address: 19615 Shearer Rd, Davidson for GPS directions.

Listing Information

DOM:	2	CDOM:	2	Closed Dt:		Slr Contr:	
UC Dt:		DDP-End Date:		Close Price:		LTC:	

Prepared By: Christy Walker

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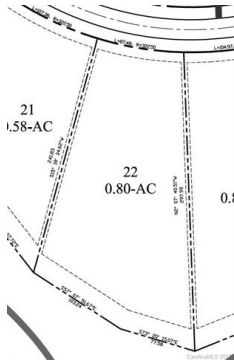
14320 Ryker Way #22, Davidson NC 28036

MLS#: **3336360**
 Status: **Active**
 Subdivision: **Narrow Passage**
 Zoning: **RPA**
 Legal Desc: **15201 E ROCKY RIVER RD**

Category: **Lots/Acres/Farms**
 Tax Location: **Davidson**
 Tax Value: **\$1,392,600**

Parcel ID: **00309323**
 County: **Mecklenburg**
 Zoning Desc:
 Deed Reference: **0**

List Price: **\$295,900**



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$369,875.00**

Land Information

Approx Acres: **0.80**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **3,500**
 Prop Foundation: **Basement**
 Lot Desc: **Trees, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

School Information

Elem: **Davidson**
 Middle: **Bailey**
 High: **William Amos Hough**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **03/25/2019 : Back On Market : UCNS->ACT**

Features

Green Cert: **None**
 Comm Features: **Recreation Area, Walking Trails**
 Access:
 Improvements: **None**
 Suitable Use: **Residential**

HERS:
 Street: **Paved**

Association Information

Subject To HOA: **Required**
 HOA Management:
 Subj to CCRs: **Yes**
 HOA Phone:
 HOA Subj Dues: **Mandatory**
 Assoc Fee: **\$214.96/Annually**

Remarks

Public Remarks: **Come explore the regions first conservation neighborhood w/29 Luxury Lots framed by canopies of hardwoods along with 9 home Cottage Homes w/landscape service. 37 of the 59 acres are designated conservation spaces w/fields, streams & pristine protected wetlands. Miles of walking trails w/exercise stations & parks. Greenway access to Davidson, River Run CC & Fisher Farm Park (where there are hundreds of acres of biking & walking trails). Biking distance to Downtown Davidson & Davidson College.**

Directions: **177N to Exit 25 (Highway 73), go approx 7 miles to Davidson Concord Rd stop light. Turn Left. Go to Circle, go 1/4 away around circle. Exit Right on to East Rocky River Rd. Go to Shearer Rd. Turn Left on Shearer Rd. 1/4 mile on left is Narrow Passage.**

Listing Information

DOM: **165**
 UC Dt:
 CDOM: **165**
 DDP-End Date:
 Closed Dt:
 Close Price:
 Slr Contr:
 LTC:

Prepared By: Christy Walker

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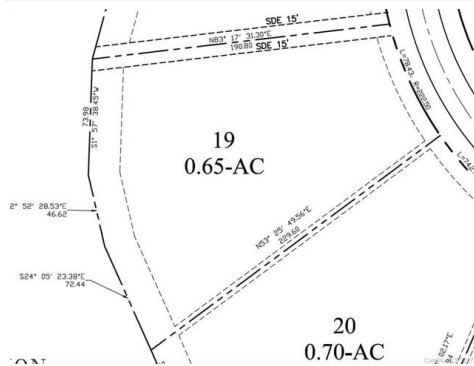
14308 Ryker Way #19, Davidson NC 28036

MLS#: **3339307**
 Status: **Active**
 Subdivision: **Narrow Passage**
 Zoning: **RPA**
 Legal Desc: **15201 E ROCKY RIVER RD**

Category: **Lots/Acres/Farms**
 Tax Location: **Davidson**
 Tax Value: **\$1,392,600**

Parcel ID: **00309326**
 County: **Mecklenburg**
 Zoning Desc:
 Deed Reference: **0**

List Price: **\$275,900**



General Information

Type: **Lot**
 Can be Divided?: **No**
 \$/Acres: **\$424,461.54**

Land Information

Approx Acres: **0.65**
 Acres Cleared:
 Acres Wooded:
 Approx Lot Dim:
 Min Sqft To Build: **3,500**
 Prop Foundation: **Basement**
 Lot Desc: **Trees, Wooded**

Additional Information

Prop Fin: **Cash, Conventional**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Publicly Maint Rd: **Yes**

School Information

Elem: **Davidson**
 Middle: **Bailey**
 High: **William Amos Hough**

Utility/Plan Information

Sewer: **City Sewer**
 Water: **City Water**
 Outbuildings: **No**
 Dwellings: **No**
 Bedrooms Septic:

Recent: **03/25/2019 : Back On Market : UCS->ACT**

Features

Green Cert: **None**
 Comm Features: **Recreation Area, Walking Trails**
 Improvements: **None**
 Suitable Use: **Residential**

HERS:

Association Information

Subject To HOA: **Required**
 HOA Management:
 Subj to CCRs: **Yes**
 HOA Phone:
 HOA Subj Dues: **Mandatory**
 Assoc Fee: **\$214.96/Monthly**

Remarks

Public Remarks: **Come explore the regions first conservation neighborhood w/29 Luxury Lots framed by canopies of hardwoods along with 9 home Cottage Homes w/landscape service. 37 of the 59 acres are designated conservation spaces w/fields, streams & pristine protected wetlands. Miles of walking trails w/exercise stations & parks. Greenway access to Davidson, River Run CC & Fisher Farm Park (where there are hundreds of acres of biking & walking trails). Biking distance to Downtown Davidson & Davidson College.**
 Directions: **I77N to Exit 25 (Highway 73), go approx 7 miles to Davidson Concord Rd stop light. Turn Left. Go to Circle, go 1/4 away around circle. Exit Right on to East Rocky River Rd. Go to Shearer Rd. Turn Left on Shearer Rd. 1/4 mile on left is Narrow Passage.**

Listing Information

DOM: **34**
 UC Dt:
 CDOM: **34**
 DDP-End Date:
 Closed Dt:
 Close Price:
 Slr Contr:
 LTC:

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14113 Ryker Way #8, Davidson NC 28036

MLS#: **3482738**
 Status: **Active**
 Subdivision: **Narrow Passage**
 Zoning Desc:
 Legal Desc: **0**
 Approx Acres: **0.15**
 Lot Desc: **Level**

Category: **Single Family**
 Tax Location: **Davidson**
 Tax Value:
 Approx Lot Dim:

Parcel ID: **00309303**
 County: **Mecklenburg**
 Zoning: **RPA**
 Deed Ref: **0**
 Lot/Unit #: **8**
 Elevation:

List Price: **\$729,000**



General Information

Type: **2 Story**
 Style: **Transitional**
 Construction Type: **Site Built**

HLA
 Main: **1,574**
 Upper: **1,574**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **3,148**
 Total: **3,148**

Unheated Sqft
 Main: **0**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Total: **0**

School Information

Elem: **Davidson**
 Middle: **Bailey**
 High: **William Amos Hough**

Bldg Information

Beds: **4**
 Baths: **3/1**
 Year Built: **2019**
 New Const: **Yes**
 Construct Status: **Proposed**
 Builder: **Plattner Custom Builders**
 Model:

Additional Sqft:

Garage Sqft: **576**

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Bedroom(s), Dining Area, Great Room, Kitchen, Laundry, Master Bedroom, Mud, Pantry
Upper	3	2/0	Bathroom(s), Bedroom(s), Family Room

Features

Parking: **Attached Garage, Back Load Garage, Driveway, Garage - 2 Car, Garage** Main Level Garage: **Yes**
 Door Opener, Keypad Entry
 Driveway: **Concrete** Doors/Windows: **g-Insulated Door(s), g-Insulated Windows**
 Laundry: **Main, Laundry Room** Fixtures Exceptions: **No**
 Foundation: **Slab**
 Fireplaces: **Yes, Gas Logs, Gas Vented, Great Room**
 Floors: **Carpet, Prefinished Wood, Tile**
 Equip: **Cable Prewire, Ceiling Fan(s), CO Detector, Convection Oven, Cooktop Gas, Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave, Natural Gas, Self Cleaning Oven, Wall Oven**
 Comm Features: **Recreation Area, Walking Trails, Other**
 Interior Feat: **Attic Stairs Pulldown, Built-Ins, Cable Available, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**
 Exterior Feat: **In-Ground Irrigation, Lawn Maintenance**
 Exterior Const: **Hard Stucco, Hardboard Siding**
 Porch: **Back, Covered, Front, Screened** Roof: **Architectural Shingle**
 Street: **Paved**

Utilities

Sewer: **City Sewer** Water: **City Water**
 HVAC: **Central Air, Heat Pump - AC, Heat Pump - Heat, Multizone A/C, MultiZone Heat** Wtr Htr: **g-On-Demand Water Heater**

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Management: HOA Phone: Assoc Fee: **\$406/Monthly**

Remarks

Public Remarks: **The Preserve at Narrow Passage offers a stately stone & gas lantern entrance. Here you will find Village & Luxury homes, custom crafted, tucked into lots framed by canopies of hardwoods. Thirty-seven of The Preserve's 59 acres are designated conservation space, with fields, streams & pristine wetlands protected from development. Live an easier life in this amazing 3148 sf Village Home built by Plattner Custom Builders. Your Lawn Maintenance & Irrigation is included in the monthly HOA dues so you have time to enjoy your community w/walking trails, 10 fitness stations, and 37 acres of Common area to explore. And if you are an outdoor enthusiast, you'll appreciate being attached to the Davidson-Greenway, Fisher Farm Park, & walking distance to the River Run amenities which include Golf, Tennis, Pool with Clubhouse, & Private Restaurant. The Charming town of Davidson includes shopping, fine dining, seasonal events, & more. Easy access to Lake Norman, Airport, & Uptown Charlotte.**
 Directions: **Take I-77 to exit 30 and travel East on Griffith Street, Turn right on Main Street (Davidson College), Turn left on Concord-Davidson Rd, Go to the second exit on the roundabout to continue on Rocky River Rd. Turn left on Shearer Rd. The Preserve at Narrow Passage will be on your left with a stone and gas lantern entrance. Please use the address: 19615 Shearer Rd, Davidson for GPS directions.**

Listing Information

DOM: **18** CDOM: **18** Closed Dt:
 UC Dt: DDP-End Date: Close Price: Slr Contr:
 LTC:

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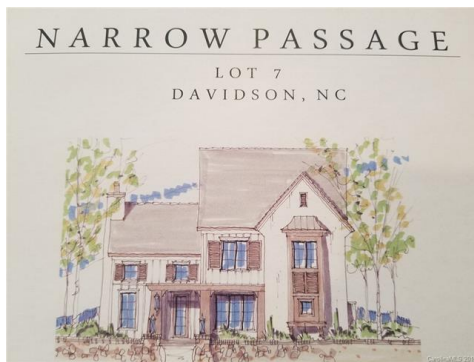
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14109 Ryker Way #7, Davidson NC 28036

List Price: **\$739,000**

MLS#: **3482491** Category: **Single Family**
 Status: **Active** Tax Location: **Davidson**
 Subdivision: **Narrow Passage** Tax Value:
 Zoning Desc:
 Legal Desc: **0**
 Approx Acres: **0.15** Approx Lot Dim:
 Lot Desc: **Level, Open/Cleared**

Parcel ID: **00309302**
 County: **Mecklenburg**
 Zoning: **RPA**
 Deed Ref: **0**
 Lot/Unit #: **7**
 Elevation:



General Information

Type: **2 Story**
 Style: **Transitional**
 Construction Type: **Site Built**

HLA
 Main: **1,733**
 Upper: **1,733**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Above Grade: **3,466**
 Total: **3,466**

Unheated Sqft
 Main: **0**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmnt: **0**
 Total: **0**

School Information

Elem: **Davidson**
 Middle: **Bailey**
 High: **William Amos Hough**

Bldg Information

Beds: **4**
 Baths: **3/1**
 Year Built: **2019**
 New Const: **Yes**
 Construct Status: **Under Construction**
 Builder: **Plattner Custom Builders**
 Model:

Additional Sqft:

Garage Sqft: **576**

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Room Information

Room Level	Beds	Baths	Room Type
Main	1	1/1	Bathroom(s), Bedroom(s), Dining Area, Foyer, Great Room, Kitchen, Laundry, Master Bedroom, Mud, Pantry, Sitting
Upper	3	2/0	Bathroom(s), Bedroom(s), Family Room, Loft

Features

Parking: **Detached Garage, Driveway, Garage - 2 Car, Garage Door Opener,** Main Level Garage: **Yes**
 Keypad Entry
 Driveway: **Concrete** Doors/Windows: **g-Insulated Door(s), g-Insulated Windows**
 Laundry: **Main, Laundry Room** Fixtures Exceptions: **No**
 Foundation: **Slab**
 Fireplaces: **Yes, Gas Logs, Gas Vented, Great Room**
 Floors: **Carpet, Prefinished Wood, Tile**
 Equip: **Cable Prewire, Ceiling Fan(s), CO Detector, Convection Oven, Cooktop Gas, Dishwasher, Disposal, Electric Dryer Hookup, Ice Maker Connection, Microwave, Natural Gas, Self Cleaning Oven, Wall Oven**
 Comm Features: **Recreation Area, Walking Trails, Other**
 Interior Feat: **Attic Stairs Pulldown, Cable Available, Kitchen Island, Open Floorplan, Walk-In Closet(s), Walk-In Pantry**
 Exterior Feat: **In-Ground Irrigation, Lawn Maintenance, Satellite Internet Available, Wired Internet Available**
 Exterior Const: **Hard Stucco, Hardboard Siding**
 Porch: **Back, Covered, Front, Screened** Roof: **Architectural Shingle**

Utilities

Sewer: **City Sewer** Water: **City Water**
 HVAC: **Central Air, Heat Pump - AC, Heat Pump - Heat, Multizone A/C,** Wtr Htr: **g-On-Demand Water Heater**
MultiZone Heat

Association Information

Subject To HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
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Remarks

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