

Cross Property Agent Full

531 Allison Street, Concord, NC 28025-4449

CMLS#: 3889241	Category: Single Family	Parcel ID: 5621-31-1653-000	List Price: \$159,500
Status: Active	City Taxes Paid To: Concord	County: Cabarrus	
Subdivision: none	Tax Value: \$63,410	Zoning: RV	
	Deed Ref: 11564/160	Plat Book/Slide:	
Legal Desc: 531 ALLISON ST N W 1.00LT	Approx Lot Dim:	Block/Section:	
Approx Acres: 0.16		Elevation:	
Lot Desc:			



<u>General Information</u>		<u>School Information</u>
Type: 2 Story		Elem: Unspecified
Style:		Middle: Unspecified
Construction Type: Site Built		High: Unspecified
<u>HLA</u>		<u>Bldg Information</u>
Main: 1,095	Non-HLA Sqft Main: 0	Beds: 3
Upper: 316	Upper: 0	Baths: 2/0
Third: 0	Third: 0	Year Built: 1900
Lower: 0	Lower: 0	New Const: No
Bsmnt: 0	Bsmnt: 0	Prop Compl Date:
Above Grade: 1,411		Construct Status:
Total Primary HLA: 1,411	Total: 0	Builder:
		Model:
<u>Additional Information</u>		
Prop Fin:		Occupant Type: Vacant
Assumable: No		
Ownership: Seller owned for less than one year		
Special Conditions: None		
Road Responsibility: Publicly Maintained Road		

Recent: **07/28/2022 : NEWS : ->ACT**

Room Information

Room Level	Beds	Baths	Room Type
Main			Bathroom(s), Bedroom(s), Family Room, Kitchen, Laundry
Upper	0	1/0	Bathroom(s), Bed/Bonus

Features

Parking:	Driveway	Main Level Garage: No
Driveway:	Gravel	
Laundry:	Main	Doors/Windows:
Foundation:	Brick	Fixtures Exceptions: No
Fireplaces:		
Equip:	None	
Exterior Covering:	Vinyl	

Utilities

Sewer:	City Sewer	Water:	City Water
Wtr Htr:	Gas		
HVAC:	Central Air, Gas Hot Air Furnace		

Association Information

Subject To HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues:

Remarks

Public Remarks: **NOW SELLING this 1,411 sq/ft home in Concord, NC! This two-story home has a 3 bed/2 bath layout with the bedrooms on the main level and a bonus room and bathroom on the second story. The level lot includes a spacious back yard. Home is serviced by city water and sewer. Don't miss your chance to own this property with so much potential in beautiful Cabarrus County, NC!**

Agent Remarks: **Property is being sold on behalf of the US Marshals Service. Visit Ready2Bid dot com and view "seized assets" tab for video tour and more information and for US Marshals contract addendum that is used in addition to OTP. Property is being sold AS-IS. Seller is accepting offers via a form on listing agent's website with 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price). Call Listing Agent for more info.**

Instructions: **Lockbox/Key, Showing Service, Sign, Vacant**

Directions: **From Hwy. 601, take McGill Ave NW to the East. Turn Left onto Allison St NW. Property is on Left.**

Listing/Agent/Office Information

DOM: 0	CDOM: 0	TOM Dt:	Expiry Dt: 12/31/22
Mkt Dt: 07/28/22	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No			
For Appointment Call: 800-746-9464		List Type: Exclusive Right	
Listing Agent: Zach Johnson (62482)		Agent Phone: 828-408-1651	
Listing Office: The Swicegood Group Inc (10160)		Office Phone: 336-751-4444	
Buyer Agency: 1%	Sub Agency: 0%	Transaction Broker:	Bonus:
Named Prosp: No	Dual/Var: No	Seller Name: United States of America	
Web Url:		Full Service: Yes	

Prepared By: Zach Johnson