

7817 Ritter Drive, Charlotte, North Carolina 28270-2772

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List \$: **\$446,600**

MLS#: **4351493** Category: **Residential**
 Status: **ACT** Parcel ID: **213-106-29**
 Legal Desc: **L50M17-161 7817 RITTER DR**
 City Tax Pd To: **Charlotte**
 Subdivision: **Heritage Woods East**

County: **Mecklenburg**
 Acres: **0.36**
 Zoning: **N1-A**
 Deed Ref: **3641/254**
 OSN: **Canopy MLS**
 Tax Val: **\$393,600**



General Information

Type: **Single Family**
 Style:
 Levels Abv Grd: **2 Story**
 Const Type: **Site Built**
 SubType:

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	1	0/1	1,200	
Upper:	3	2/0	870	
Third:			0	
Lower:			0	

Building Information

Beds: **4**
 Baths: **2/1**
 Yr Built: **1973**
 New Const: **No**

Below Grade

Lowest BG Lvl: **0**
Second LQ

Cons Status:

2LQt:

Builder:
 Model:
 Prop Compl:

Above Grade HLA: **2,070**
 Tot Primary HLA: **2,070**

Additional SqFt:
 Garage SF:

Additional Information

Assumable: **No**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for less than one year**

Room Information

Upper **Prim BR**

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes**
 Covered Sp: Open Prk Sp: **No**
 Driveway: **Concrete**
 Parking Features: **Garage Detached**

Gar Sp: **2** Carport: **No** # Carport Spc:
 # Assg Sp:
 Prkng Desc:

Features

Windows:
 Fixtures Exclsn: **No**
 Foundation: **Crawl Space**
 Accessibility:
 Exterior Cover: **Brick Partial, Vinyl**
 Road Surface: **Paved**
 Appliances: **Electric Oven, Electric Range, Refrigerator**

Laundry: **Laundry Room**
 Basement Dtls: **No**
 Fireplaces: **Yes/Wood Burning**
 Construct Type: **Site Built**

Patio/Porch:

Utilities

Sewer: **City Sewer** Water: **City Water**
 Heat: **Heat Pump** Cool: **Heat Pump**

Association Information

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

Public Remarks

Welcome to 7817 Ritter Drive in Charlotte, NC — a beautifully designed 4-bedroom, 2.5-bath two-story home in one of Charlotte's most convenient locations. The main level features a welcoming foyer, spacious living area with fireplace, formal dining room, an open-concept kitchen, a convenient half bath and one bedroom. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite with en-suite bathroom. A second full bath upstairs ensures comfort and convenience for everyone. Step outside to enjoy your enormous screened in porch and large private backyard. A detached two car garage will give you all the storage you need. Located just minutes from shopping, dining, schools, and major commuter routes, this home offers the convenience of city living while maintaining a comfortable neighborhood feel. Opportunities to own a spacious four-bedroom home in Charlotte at this value are rare — schedule your showing today.

Agent Remarks

This is a governmental seized asset, seller is the United States of America. Offers to be submitted by using the "LETTER OF INTENT" form located in documents. This form must be completed and emailed to listing agent. Submission of this form is not a binding contract by either party, but simply a method of conveying the offer to the Seller. The Seller (US Marshals Service) will review the offer and then provide the specific contract package to complete the transaction if they choose to proceed. All disclosures will be completed at time of contract and will be marked "no representation". Property sold AS-IS. Previous Purchaser terminated the contract during the inspection period due to their inspector's opinion that there was a trace amount of asbestos found in a section of drywall mud in one area of the house. The Buyer also stated that the discovery of aluminum wiring in the home was a determining factor in their decision to terminate.

Showing Instructions, Considerations, and Directions

Combination Lock Box, Sign

From Hwy. 51, turn North onto Sardis Rd. Turn Right onto Sardis Rd N. Turn Left onto Ritter Dr. Property is on Right.

List Agent/Office Information

DOM: **36** CDOM: **37** Expire Dt: **12/31/2026**
 Mkt Dt: **02/26/2026** DDP-End Dt:
 Agent/Own: **No**
 For Appt Call: **800-746-9464** List Agreement: **Exclusive Right To Sell**
 List Agent: **Zach Johnson (62482)** Agent Phone: **828-408-1651**
 List Office: **The Swicegood Group Inc (10160)** Office Phone: **336-751-4444**
 Seller Name: **United States of America**

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Price: **\$446,600**

SEIZED ASSET
BEAUTIFUL HOME IN CHARLOTTE, NC



4 BED/2.5+ BATH - 2,070 SQ/FT - DETACHED GARAGE
ACCEPTING OFFERS NOW! GOVERNMENT SEIZURE SALE

canopy 2026



