

10314 LADY CANDICE LANE

Sarah Hall

COMPASS



Erin Haig
Compass
704-650-5604
erin.haig@compass.com





10314 Lady Candice Lane

This fantastic 4-bedroom, 2.5-bathroom home boasts a main level primary bedroom and office, offering a versatile layout to suit your lifestyle.

Step inside to discover a home that has been thoughtfully upgraded throughout. From new carpeting upstairs to freshly painted walls, the interior exudes charm and sophistication. The kitchen has been equipped with new appliances, including a dishwasher, oven/convection/microwave, and has been adorned with new painting and hardware.



Outside, the property has been enhanced with painted brick, landscaping, and a new back brick patio, creating a serene outdoor space to relax and entertain.



Conveniently located in South Charlotte, this home offers easy access to a variety of shopping and dining options. The neighborhood is known for its top-rated schools and close proximity to Charlotte Latin.

4 BEDROOM 2.1 BATH 3180 SF \$850,000

Replacement of Main Systems:

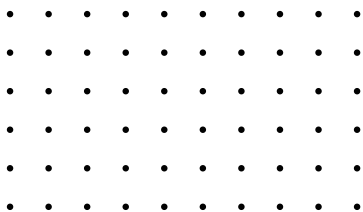
- Replaced 2 HVAC Systems (2 furnaces, 2 AC): 2022
- Crawlspace vapor barrier, and dehumidifier
- Water Heater: 2023
- Kitchen Appliances (dishwasher, oven/convection/microwave): 2022

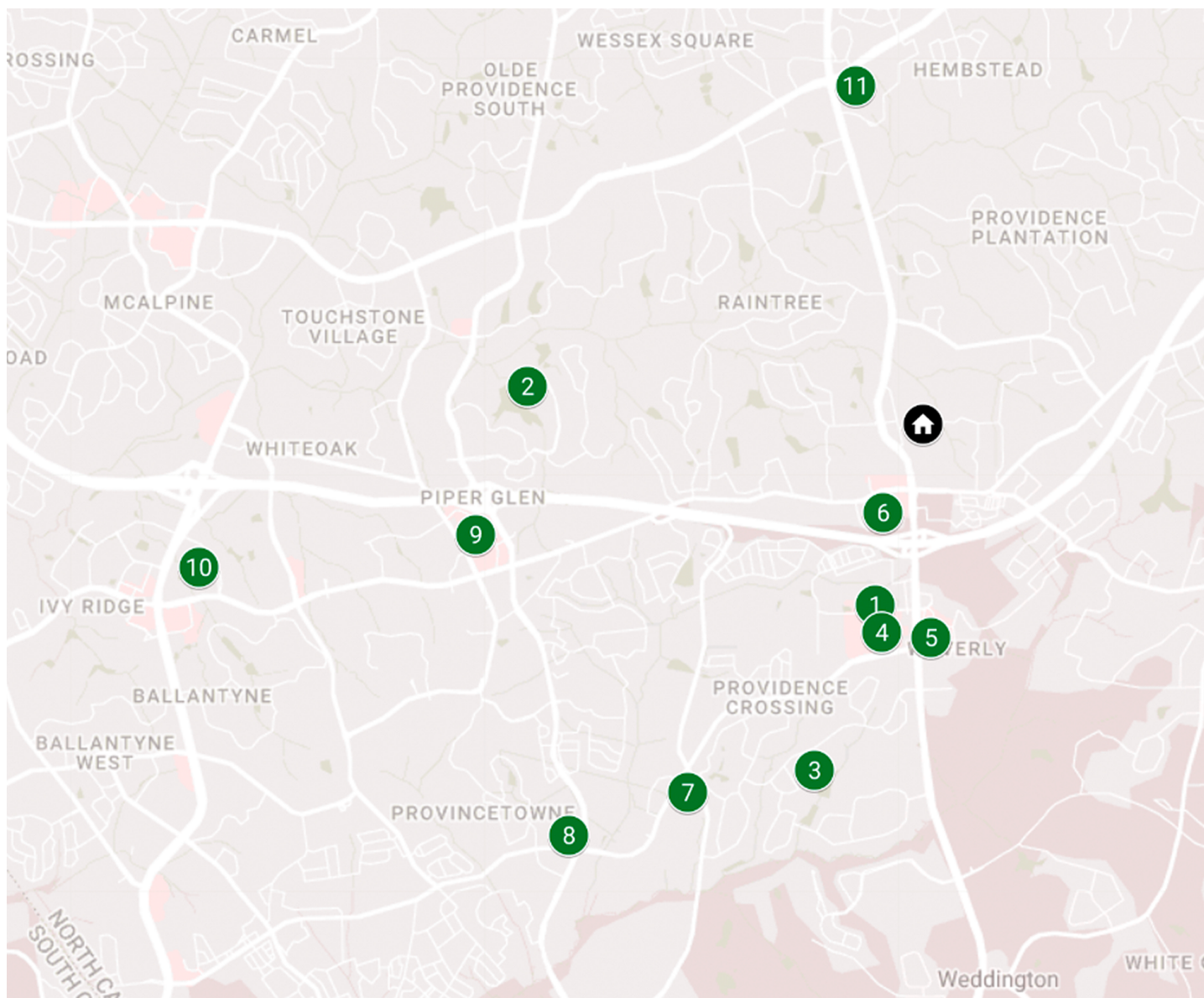
Interior Upgrades:

- New carpeting upstairs
- Interior freshly painted
- Kitchen painting and hardware
- New toilets in primary and 1/2 bath
- Added recessed lighting
- Replaced Chandeliers
- Miscellaneous plumbing and electrical
- Replaced Patio French door
- New gas logs
- New Ecobee HVAC controls
- Primary bedroom drapery – Can be included in sale
- Primary bath painting and hardware

Exterior Improvements/Upgrades

- Painted brick and trim
- New front yard sprinkler system and landscaping
- Back Yard plantings
- New Courtyard, landscape, and drainage system
- New Ring doorbell
- Replaced front yard water line
- Replaced section of front circle driveway
- Added outdoor floodlights





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| 1. <u>LifeTime</u> | 7. <u>The Fountains</u> |
| 2. <u>TPC Piper Glen</u> | 8. <u>Blakeney Town Center</u> |
| 3. <u>Providence Country Club</u> | 9. <u>Stonecrest at Piper Glen</u> |
| 4. <u>Rea Farms</u> | 10. <u>The Bowl at Ballantyne</u> |
| 5. <u>Waverly</u> | 11. <u>Arboretum Shopping Center</u> |
| 6. <u>Promenade on Providence</u> | |



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Realtor® NC & SC

M: 704.650.5604

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