



4773 Bluffwood

**MLS #** 10167790    **ACT** No Contingency    **MF** Other (See REMARKS)    **731A**    **LP** \$413,900  
**Address** 4773 BLUFF WOOD DR    **Unit #**  
**City** Memphis    **State** TN    **Zip Code** 38128    **HandyMap**  
**County** Shelby    **Parcel ID** 090002 00040  
**Trade/Business**    **Zoning**  
**Listing Type** Exclusive Right to Sell  
**Service Type** Full Service Listing    **Eff/Studio Units** 0  
**Sales Type** Normal Sale    **1 Bedroom Suites** 13  
**# Units** 4    **Improved SqFt**    **2 Bedroom Suites** 0  
**# of Stories** 1.0    **Leaseable SqFt**    **3 Bedroom Suites** 0  
**# of Buildings** 4    **Land SqFt**    **Total Other Units** 0  
**Year Built** 2002

**MAAR Subdivision** ROYAL RIDGE SEC B  
**Legal Subdivision** ROYAL RIDGE SEC B  
**Virtual Tour**

**Annual Cnty/City Taxes** 586 / 467  
**Lot #** 125  
**Lot Size** 56X115

**Potl Rent**    **Ann Misc Income**    **Percent Occupancy** 100    **Ave Ann Utilities**    **Ann Oper Exp**  
**Ann Rent**    **Ann Land Lse Pmt**    **Ann Insurance**    **Gross Potential Annl Rent**

**Features**

**TYPE UNITS** Unfurnished

**MISCELLANEOUS EXTERIOR**

**SALE INCLUDES** Other (See REMARKS)

**HEATING SYSTEMS** Other (See Remarks)  
**COOLING SYSTEMS** Other (See Remarks)  
**HOT WATER** Other (See REMARKS)  
**MOBILE HOMES & AMENITIES**

**APPLIANCES / EQUIPMENT**

**TYPE OF LEASES** Year  
**TENANT PAYS** Other (Call LA)

**LAUNDRY** None  
**FLOORS/CEILINGS** Other (See Remarks)

**SOURCE OF INFO** Leases

**CONSTRUCTION** Other (See Remarks)

**OPERATING EXPENSES** Other (Call LA)

**ROOF** Other (See REMARKS)  
**FOUNDATION** Other (See Remarks)  
**PARKING FACILITY** Asphalt/Blacktop

**POSSESSION** Tenants Rights, Other (Call LA)  
**EXISTING FINANCING** Other (See REMARKS)  
**ASSUMPTION** Other (Call LA)  
**NEW FINANCING** Other (Call LA)  
**SHOWING INSTRUCTIONS** Appointment Only, Call Listing Agent, LA to Hold Earnest Money, Forbid Show/Neg w/Seller  
**Green Feature Checklist**

**AMENITIES**

**Remarks**

**Public Remarks** DO NO DISTURB TENANTS Professionally Managed Properties. No wholesalers or assignments. Seller has 3228 Sherrycrest, 4773 Bluff Wood, 452 Delta, 826 Alida for sale. Total combined Rent for all 4 properties is \$3,600 per month.  
**Realtor Remarks** Send offers along with proof of funds to tylertapley@gmail.com Crye-Leike to hold earnest money. 6525 N Quail Hollow Rd. Memphis Tn 38120. DO NO DISTURB TENANTS No wholesalers or assignments. Seller has 3228 Sherrycrest, 4773 Bluff Wood, 452 Delta, 826 Alida for sale. Professionally managed by Renshaw. Total combined Rent for all 4 properties is \$3,600 per month.

**Listing Information**

**List Office** CRLI    Crye-Leike, Inc., REALTORS    Office: 901-756-8900    **Comm to SA**  
**List Agent** 17355    Tyler Tapley    Cell: 901-871-1290    **Comm to BA** 3.00  
**Co-List Office**    **Comm to TB**  
**Co-List Agent**    **Var Comm** No  
**Appointment** 901-871-1290    **Listing Date** 3/13/2024    **Expire Date**

**Sold Information**

**Pend Date**    **Selling Office**    **Lease to Purchase**  
**Close Date**    **Selling Agent**    **SP**  
**DOM** 2    **Co-Selling Agent**    **Orig LP** \$413,900  
**CDOM** 2    **Sold Square Feet**    **Sir Contrib**    **Sold Terms**  
**Corporate Own** No

*\*Information, include Square Footage, deemed reliable but not warranted. The CDOM field does not include prior time on the market if the listing has been off market for 30 or more days. Copyright© 2017 Memphis Area Association of REALTORS®*

**Prepared by:**  
 Chris Ulander  
 MUL Agent Full