

# Agent Full

Matrix Modified DT:03/02/2018 1:30:06 PM

## To Be Built



## 1321 LESNETT ROAD

MLS #: 1325043 Status: **Active**  
 Address: 1321 LESNETT ROAD  
 Area: Upper St. Clair  
 Postal/Mailing City: Pittsburgh  
 County: Allegheny-South

List Price: \$649,900  
 Unit:  
 Zip Code: 15241

Bedrooms: 4  
 F. Baths: 3 U P. Baths: 1 M

Directions: McMillan Left on Lesnett to Private drive off of Lesnett

Public Open House Date:  
 Public Open House Time:  
 Public Open House Info:

Map#/Block#/Lot#/Info: 0321-J-00155-0000-00

Lot: 110x418 +/-  
 Acres: 1.05

Sq Ft: 2,688  
 Sq Ft Source: Seller

School District: Upper St Clair  
 School Trans: Yes

H. Warranty: Yes  
 Public Trans: Yes

Recent: 03/02/2018 : **NEW**



### General Information

Pool: No  
 Insulation: Yes

Levels: B = Basement  
 L = Lower  
 M = Main  
 U = Upper

### Remarks

Build your dream home on this 1+ acre lot, set on a Private drive with only 3 other homes! Plan shown is a simply an option, Sit down with Builder to create your desired home. Several options with the size of the lot! Current Plan boost approx 2700 sq ft that includes a Front covered porch, 3 car garage, hardwood through a majority of the main floor, 2 story entry, 9 foot 1st floor ceilings, hardie-plank siding, granite counters Option for a Sunroom, a 5th bedroom, and more. You pick the finishes and colors.

### Agent Remarks

Lot and taxes Estimated. Taxes based on current value. Private drive is maintained by 4 owners on the private drive.

### Features

Type Property: Residence/Single Family  
 Style: 2 Story or 2 Level  
 Construction: Frame  
 #Fireplace/Desc: 1/Living  
 #Pkg / Desc: 3/Attached Garage  
 Heat Type: Gas, Forced Air  
 Water: Public  
 Show: Appointment With Listor  
 Inclusions:

Year Built:  
 Architecture:  
 Floors: Ceramic Tile, Hard Wood, Wall to Wall  
 Basement: Yes, Walk Out, Option  
 Roof: Asphalt  
 Cooling: Central, Electric  
 Sewer: Public  
 Construction Type: New

### Office Information

Value: Market Value - \$136700  
 ICD: No  
 BAC: 2.5%  
 SAC: SEE TLC  
 Owner: Prime 1 Enterprise  
 Contact: REED PIRAIN  
 Agent: [Reed Pirain](#)  
 Email: [reed@ppmrealty.com](mailto:reed@ppmrealty.com)  
 List Office: [78401 - PPM REALTY INC](#)  
 List Date: 03/01/2018

Tenant Occ: No  
 Entered:  
 TLC: 0  
 Maintenance Fee:  
 Tour Date:  
 Phone: 4128126117  
 Phone: 412-343-6206 Cell Phone: 412-812-6117  
 Tour URL:  
 Phone: 412-343-6206 ext.204  
 Expire Date: 02/28/2019 Pending Date:

List #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
1325043	1321 LESNETT ROAD		\$649,900	New Listing	03/01/2018	->A	03/02/18 12:01 PM
1299238	1321 LESNETT ROAD	175	\$100,000	Sold	02/16/2018	(\$100,000)	02/19/18 02:14 PM
1299238	1321 LESNETT ROAD		\$130,000	Contingent	09/07/2017	A->C	09/07/17 09:35 AM
1299238	1321 LESNETT ROAD		\$130,000	New Listing	08/25/2017	->A	08/25/17 01:10 PM

Tuesday, March 13, 2018 2:43 PM

Requested By: Reed Pirain

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