

**FIELDS DETAIL**



**Picture Count** 25  
**MLS #** 95751  
**Asking Price** \$239,900  
**Class** Residential  
**Type** Single Family  
**County** Calloway  
**Address** 234 Passage Dr  
**City** Murray  
**State** KY  
**Zip** 42071  
**Status** Active

**Approx Square Footage** 2251-2500  
**# of Bedrooms** 4  
**# Full Baths** 3  
**# Half Baths** 0  
**Garage Capacity** 2  
**Carpport Capacity** 0  
**Basement** Yes  
**City Limit** No  
**Location** Waterfront  
**Dockage** Private Dock



**GENERAL**

**Client Hit Count** 59  
**VOW Include** Yes  
**VOW Comment** Yes  
**Agent** Glenda Ritchie/Traci Markum Team - Cell: 270-978-8310  
**Coop Broker \$/%** 3.00  
**Listing Date** 2/7/2018  
**Subdivision** Panorama Sh  
**Primary Picture Added** Yes  
**Owner/Agent** No  
**Main Level Sq Ft** 1050  
**Lower Level Sq Ft** 1219  
**Basement Unfinished Sq Ft** 0  
**Square Footage Source** PVA  
**Living Room Apx Size** 24x21.2  
**Dining Room Apx Size** 13x10.6  
**Kitchen Apx Size** 17x9  
**Master Bed Apx Size** 16.6x13.1  
**Bedroom 2 Apx Size** 11x10.9  
**Bedroom 3 Apx Size** 12.5x11.5  
**Bedroom 4 Apx Size** 11.5x11.5  
**Update Date** 2/13/2018  
**Elementary School** Calloway/Murray-VERIFY  
**Sr High School** Calloway/Murray-VERIFY

**Agent Hit Count** 50  
**VOW Address** Yes  
**VOW AVM** Yes  
**Listing Office 1** 1st Realty Group - CELL: 270-562-1201  
**Owners Last Name** LeBlanc  
**Board** Ky/Barkley Lake  
**Deed Book/Page** 495/76  
**Approx Number of Acres** 0.64  
**Approx Age** 31-50  
**Upper Level Sq Ft** 0  
**Basement Finished Sq Ft** 0  
**Approx Total Sq Ft** 2269  
**Living Room Level** M  
**Dining Room Level** M  
**Kitchen Level** M  
**Master Bed Level** L  
**Bedroom 2 Level** L  
**Bedroom 3 Level** M  
**Bedroom 4 Level** M  
**Utility Level** M  
**Utility Apx Size** 11z7  
**Middle School** Calloway/Murray-VERIFY  
**Directions** Take 94 E to a right onto highway 280, turn left onto Riverview Blvd, right onto Skyway, then a left on Passage and the home is on the right.

**Foreclosure (Y/N)** No  
**Associated Document Count** 1  
**Sale/Rent** For Sale  
**Geocode Quality** Exact Match  
**Price Per SQFT** \$105.73  
**Update Date** 2/13/2018 10:40 PM

**Status Date** 2/7/2018  
**Original Price** \$239,900  
**Less Concessions** N  
**Days On Market** 16  
**Input Date** 2/7/2018 12:29 PM

**FEATURES**

<b>Occupant</b> Vacant	<b>Utilities available</b> Garbage - Private	<b>Water heater</b> Electric	<b>Bath features</b> Double Vanity
<b>Showing instructions</b> Appointment Only Call Listing Agent Call Listing Office Lock Box	<b>Water</b> Public/Municipality	<b>Attic</b> Crawl Opening	Walk-In Closet Whirlpool
<b>Location</b> County Highway Frontage Water View Year Round Kentucky Lake	<b>Sewer</b> Septic	<b>Walls</b> Dry Wall Paneling Plaster	<b>Floor covering</b> Carpet Vinyl/Linoleum
<b>Access</b> Paved Road Public Road	<b>Water Company</b> Murray Municipal	<b>Doors &amp; windows</b> Storm Doors Storm Windows Wood Frame	<b>Interior features</b> Book Shelves Ceiling Fan(s) Closet Light(s) Garage Door Opener Washer/Dryer Hookup Whirlpool/Spa Circuit Breakers
<b>Land use/topography</b> Rolling	<b>Style</b> 2 Story	<b>Laundry location</b> Utility Room	<b>Exterior features</b> Balcony
	<b>Construction</b> Concrete Block Frame	<b>Dining/kitchen</b> Eat-In Kitchen Kitchen/Dining Room	
	<b>Foundation</b> Concrete Block Slab		
	<b>Exterior finish</b>		

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**FEATURES**

<b>Possession</b> Immediate with Deed	Vinyl Siding	<b>Appliances</b> Dishwasher Dryer Microwave	Boat Slip Covered Porch Deck Gravel Drive
<b>Special items</b> Assumable	<b>Roof</b> Metal		
	<b>Garage type</b>		

**Documents on file**  
Deed/Legal Description  
Lead Based Paint  
Plat  
Property Disclosure  
PVA Cards

Attached  
**Heating**  
Electric  
Forced Air  
**Cooling**  
Central Air

Refrigerator  
Stove  
Washer

Patio  
Trees  
**Restrictions**  
Subdivision  
**Easements**  
TVA/Corps of Engineers

**REMARKS FOR AGENTS**

**Remarks For Agents** RECENTLY REMODELED! KY Lake waterfront home w/a spectacular view of Lake. 4 bedroom, 2 on main level and 2 in lower level , 3 BA home w/an extra kitchen on the lower floor, Enjoy amazing views from main level. Fabulous deck and private dock. Includes 2 car garage, inviting spacious patio/deck Perfect home for summer living or year round enjoyment and best of all AFFORDABLE!

**REMARKS**

**Remarks** AFFORDABLE KENTUCKY LAKE WATERFRONT! Recently remodeled with private dock, so don't miss out on this 4 bedroom 3 bath waterfront home. Located in Murray Ky in Panorama Shores On Blood River. This home offers spectacular water views year round, relax on the main level & enjoy the view from the open living/dining/kitchen area's expansive lakeside windows. Spacious patio/deck overlooking the lake plus a 2 car garage perfect for your water toys. If you've been looking for a second home this is it!

**ADDITIONAL PICTURES**



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**DISCLAIMER**

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