	MLS # 101626 Address	22 CLOSD 4869 RAINY PASS RD	RE	Detached Sin		875B L Unit #	.P: \$525,	000
	City	Collierville	State TN	Zip Code	38017	Handy	lap	
	County	Shelby	Cross Street	•	Parcel ID	•	•	
	Bedrooms	5	Living Room	0x0	Primary Be	edroom 1	6x14	
	Full Baths	3	Dining Room	14x12	Bedroom 2	2 15x14		
	Half Baths	1	Kitchen	13x11	Bedroom 3	3 16x14		
	# of Rooms	10	Breakfast	13x13	Bedroom 4	4 14x12		
	# Bds Down	1	Den/Great Room	18x15	Bedroom 5	5 23x12		
Front Yard	# of Stories	1.50	Play / Bonus Room		Keeping/H	earth Roo	m 15x	14
	# of FP	1	Neigh Assoc	Mandatory	Office			
	Parking	G3A	Ann Assoc Fee		Constructi	ion Status	Existing	Property
Sales Type Normal Sale	List Type	Exclusive Right to Sell			Est Date of	f Complet	ion	
Annual Cnty/City Taxes 3,009 / 1,526	Service Type	Full Service Listing	Apx SqF	t 3400-3599		Year Bu	ilt	2005
Acreage 0.22 Lot # 159	Lot Size	75 X 130	Pool	None		Flood Ir	ns Req	
MAAR Subdivision FLEMING GARDENS S	EC B I	egal Subdivision FLE	EMING GARDENS SE	СВ #	Units/Bldg	Termite	Contrac	t
Condo No Condo Name		Condo Assoc	Mgmt Co			Monthly	/ Maint	
Directions South on Houston Levee from 38 the right.	5. East on Shelby	/ Dr. South on Glacier Ba	ay Lane. West on Der	ali Park Dr. W	/est on Rainy F	Pass Dr. H	ouse is o	n
Virtual Tour Unbranded Virtual Tour								
Virtual Tour Unbranded Virtual Tour Features								

Remarks

Public Remarks Welcome to your dream home in Collierville, where contemporary style meets Southern comfort. This recently updated residence is a true gem, offering generous space, abundant storage, and natural light throughout. Discover the perfect blend of modern luxury and warm ambiance in this inviting property. Don't miss the opportunity to call this contemporary Collierville residence your own. Schedule a showing today and experience the perfect combination of modern living and Southern charm.

Realtor Remarks Call Brokers Bank to schedule an appointment. Please use all attached documents when submitting an offer. The Offer Submission document contains information for offer. Listing agent's contact information is 901-212-5350 and warren@collins-maury.com.

List Office	PRPR02	Coldwell Banker Collins	-Maury		Office: 901-259-8500	Comm to SA	
List Agent	22324	Frank R Warren			Cell: 901-212-5350	Comm to BA	
Co-List Office	Ð					Commto TB	3.00
Co-List Agen	t					Variable Comr	n Yes
Appointment	888-874-4359	Listing Date	12/14/	2023 Expiration Dat	e 3/31/2024		
Sold Inform	ation						
Pend Date	1/18/2024	Selling Office	ADAR	Adaro Realty, Inc.	Office: 901-751-6675	Lease to Purchase	No
Close Date	1/25/2024	Selling Agent	26453	Sriphani Gadiraju	Phone: 901-857-8101	Sale Price	\$510,000
DOM	35	Co-Selling Agent				Original Price	\$525,000
	35	Sold SqFt	3544	Sir Contrb 1,500		Sold Terms	Conventional
CDOM	55						

03/19/2024 REALTOR

field does not include prior time on the market if the listing has been off market for