

Cross Property Client Full

2416 Flintshire Lane, Gastonia NC 28056-7848

MLS#: 3411396	Category: Single Family	Parcel ID: 214747	List Price: \$249,900
Status: Closed	Tax Location: Gastonia	County: Gaston	Closed Price: \$247,500
Subdivision: Kinmere Farms	Tax Value: \$230,524	Zoning: R2	
Zoning Desc: KINMERE FARMS L 19		Deed Ref: 4624-2459	
Legal Desc: KINMERE FARMS L 19	Approx Lot Dim: 78 X 135 X 63 X60 X118	Lot/Unit #:	
Approx Acres: 0.30		Elevation:	
Lot Desc:			



<u>General Information</u>		<u>School Information</u>	
Type:	2 Story	Elem:	W.a. Bess
Style:	Traditional	Middle:	Cramerton
Construction Type:	Site Built	High:	Forestview
<u>HLA</u>		<u>Bldg Information</u>	
Main:	1,000	Unheated Sqft:	0
Upper:	1,500	Bed:	4
Third:	0	Baths:	2/1
Lower:	0	Year Built:	2012
Bsmnt:	0	New Const:	No
Above Grade:	2,500	Construct Status:	
Total:	2,500	Builder:	Lennar
Additional Sqft:	460	Model:	Camden B
		Garage Sqft:	
<u>Additional Information</u>			
Prop Fin:	Cash, Conventional, FHA, VA		
Assumable:	No		
Ownership:	Seller owned for at least one year		
Special Conditions:	None		
Publicly Maint Rd:	Yes		
<u>Room Information</u>			

Room Level	Beds	Baths	Room Type
Main	0	0/1	Breakfast, Dining Area, Entry Hall, Great Room, Kitchen, Pantry
Upper	4	2/0	Bathroom(s), Bedroom(s), Loft, Master Bedroom

Features

Parking:	Attached Garage, Garage - 2 Car, Garage Door Opener	Main Level Garage:	Yes
Driveway:	Concrete	Doors/Windows:	
Laundry:	Upper	Fixtures Exceptions:	No
Foundation:	Slab		
Fireplaces:	Yes, Great Room		
Floors:	Carpet, Prefinished Wood, Tile		
Equip:	Cable Prewire, CO Detector, Dishwasher, Disposal, Electric Dryer Hookup, Exhaust Fan, Gas Range/Oven, Ice Maker Connection, Microwave		
Comm Features:	Club House, Pond, Pool		
Interior Feat:	Attic Stairs Pulldown, Garage Shop		
Exterior Const:	Brick Veneer Partial, Hardboard Siding	Roof:	Composition Shingle
Porch:	Patio	Utilities:	

Sewer:	City Sewer	Water:	City Water	Wtr Htr:	Electric
HVAC:	Central Air, Gas Hot Air				

Association Information

Subject To HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
HOA Management:	Hawthorne Mgmt	HOA Phone:	704-377-0114	Assoc Fee:	\$504/Annually
		Remarks:			

Public Remarks: Like new home built in 2012 on a large lot with a huge side yard & large back yard perfect for play! Beautifully maintained home offers dark wood cabinets, granite counters, tile backsplash, stainless appliances and wood floors. Fabulous wood floors on the main level. Fantastic upper level offers and oversized master bedroom and bath, 3 additional bedrooms and a loft and laundry room. Great location in popular Kinmere Farms neighborhood offering fun amenities that include a pool and clubhouse area. Great location convenient to everything. Spacious garage.

Directions: I 85 to Cox Road, left on Cox Road which becomes Armstrong Park Road which becomes Gaston Day School Road. Left on Kinmere Drive and left on Wicklowe. Take Wicklowe to Flintshire.

Listing Information

DOM:	3	CDOM:	3	Closed Dt:	08/03/18	Slr Contr:	\$0
UC Dt:	07/12/18	DDP-End Date:	07/26/18	Close Price:	\$247,500	LTC:	25

Prepared By: Linda Hoverman ONeal

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