

## Cross Property Client Full

### 1432 Augustus Beamon Drive #47, Indian Trail NC 28079

MLS#: **3651841**  
 Status: **Closed**  
 Subdivision: **Moore Farm**  
 Zoning Desc:  
 Legal Desc: **Legal Lot 47**  
 Approx Acres: **0.17**  
 Lot Desc: **Corner Lot**

Category: **Single Family**  
 Tax Location: **Union**  
 Tax Value:  
 Approx Lot Dim: **52x130**

Parcel ID **M7120013**  
 County: **Union**  
 Zoning: **MPD**  
 Deed Ref **00000**  
 Lot/Unit **#47**  
 Elevation

List Price: **\$330,485**  
 Closed Price: **\$330,485**



#### General Information

Type: **1 Story**  
 Style: **Ranch**  
 Construction Type: **Site Built**

HLA  
 Main: **1,898**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **1,898**  
 Total: **1,898**

Unheated Sqft  
 Main: **0**  
 Upper: **0**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Total: **0**

Additional Sqft:

#### Additional Information

Prop Fin: **Cash, Conventional, FHA, VA**  
 Assumable: **No**  
 Ownership: **Seller does not yet own**  
 Special Conditions: **None**  
 Road Responsibility: **Dedicated to Public Use Pending Acceptance**

#### School Information

Elem: **Indian Trail**  
 Middle: **Sun Valley**  
 High: **Sun Valley**

#### Bldg Information

Beds: **2**  
 Baths: **2/0**  
 Year Built: **2020**  
 New Const: **Yes**  
 Prop Compl Date: **11/30/20**  
 Construct Status: **Proposed**  
 Builder: **Ryan Homes**  
 Model: **Palladio Ranch**  
 Garage Sqft: **449**

#### Room Information

Room Level	Beds	Baths	Room Type
Main	2	2/0	Bathroom(s), Bedroom(s), Dining Area, Entry Hall, Family Room, Kitchen, Laundry, Master Bedroom, Mud, Office, Pantry

#### Features

Parking: **Attached Garage, Driveway, Garage - 2 Car, Garage Door Opener** Main Level Garage: **Yes**  
 Driveway: **Concrete** Doors/Windows: **g-Insulated Door(s), g-Insulated Windows**  
 Laundry: **Main, Laundry Room** Fixtures Exceptions: **No**  
 Foundation: **Slab**  
 Fireplaces: **No**  
 Floors: **Carpet, Tile, Vinyl Plank**  
 Equip: **Cable Prewire, CO Detector, Dishwasher, Disposal, Electric Dryer Hookup, Electric Oven, Electric Range, Exhaust Fan, Exhaust Hood, Ice Maker Connection, Microwave, Network Ready, Self Cleaning Oven**  
 Comm Features: **Club House, Outdoor Pool, Sidewalk, Street Lights, Walking Trails**  
 Interior Feat: **Cable Available, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling, Walk-In Closet(s), Walk-In Pantry**  
 Exterior Feat: **Lawn Maintenance, Underground Power Lines, Wired Internet Available**  
 Exterior Covering: **Brick Partial, Fiber Cement**  
 Porch: **Back, Covered, Front** Roof: **Architectural Shingle**

#### Utilities

Sewer: **County Sewer** Water: **County Water**  
 HVAC: **Central Air, Gas Hot Air Furnace, Multizone A/C, MultiZone Heat, Natural Gas** Wtr Htr: **Electric**

#### Association Information

Subject To HOA: **Required** Subj to CCRs: HOA Subj Dues: **Mandatory**  
 HOA Management: **Kuester** HOA Phone: **888-600-5044** Assoc Fee: **\$171/Monthly**  
 HOA Email: **support@kuester.com** HOA 2 Email:

#### Remarks

Public Remarks: **Moore Farm is an active community for all! Enjoy all that Moore Farm will have to offer with lawn maintenance included, miles of walking trails, pool & clubhouse.**  
 Directions: **From I-485: Take Exit 57 for Providence Rd SOUTH, Follow for 3 miles, Left at the light for Weddington Rd./84, Continue for 4 miles then take a left on Waxhaw Indian Trail Rd. Community entrance will be on the right after 3 miles Please use this address for GPS navigation to find our model home: 3325 Waxhaw Indian Trail Rd, Indian Trail, NC 28079**

#### Listing Information

DOM: **0** CDOM: **0** Closed Dt: **12/30/20** Slr Contr: **\$5,000**  
 UC Dt: **08/14/20** DDP-End Date: Close Price: **\$330,485** LTC: **138**

Prepared By: Linda Hoverman ONeal