Cross Property Client Full

309 Augustus Lane #L 138, Mount Holly NC 28120-7702

MLS#:	**3355006**	Category:	**Single Family**	Parcel ID:	**215040**	List Price:	**$229,900**
Status:	**Closed**	Tax Location:	**Mt Holly**	County:	**Gaston**	Closed Price:	**$215,000**
Subdivision:	**Dutchmans Ridge**	Tax Value:	**$155,975**	Zoning:	**Resident**		
Zoning Desc:				Deed Ref:	**4670**		
Legal Desc:	**L 138 Dutchmans Ridge**			Lot/Unit #:	**L 138**		
Approx Acres:	**0.19**	Approx Lot Dim:	**.19**				
Lot Desc:				Elevation:			

General Information

Type:	**2 Story**
Style:	**Traditional**
Construction Type:	**Site Built**

School Information

Elem:	**Pinewood Gaston**
Middle:	**Mount Holly**
High:	**Stuart W Cramer**

HLA

		Unheated Sqft	
Main:	**781**	Main:	**0**
Upper:	**1,051**	Upper:	**0**
Third:	**0**	Third:	**0**
Lower:	**0**	Lower:	**0**
Bsmnt:	**0**	Bsmt:	**0**
Above Grade:	**1,832**		
Total:	**1,832**	Total:	**0**
Additional Sqft:	**400**		

Bldg Information

Beds:	**3**
Baths:	**2/1**
Year Built:	**2014**
New Const:	**No**
Construct Status:	
Builder:	**Eastwood**
Model:	**Ellerbe**
Garage Sqft:	

Additional Information

Prop Fin:	**Cash, Conventional, FHA, VA**
Assumable:	**No**
Ownership:	**Seller owned for at least one year**
Special Conditions:	**None**
Publicly Maint Rd:	**Yes**

Room Information

Room Level	Beds	Baths	Room Type
Main	**0**	**0/1**	**Bathroom(s), Dining Area, Entry Hall, Family Room, Kitchen**
Upper	**3**	**2/0**	**Bathroom(s), Bedroom(s), Loft**

Features

Parking:	**Attached Garage, Back Load Garage, Garage - 2 Car, Garage Door Opener**			Main Level Garage:	**Yes**
Driveway:	**Concrete**	Doors/Windows:			
Laundry:	**Upper, Laundry Room**	Fixtures Exceptions:	**No**		
Foundation:	**Slab**				
Fireplaces:	**No**				
Floors:	**Carpet, Laminate Wood, Vinyl/Linoleum**				
Equip:	**Cable Prewire, Dishwasher, Disposal, Electric Dryer Hookup, Gas Range/Oven, Ice Maker Connection**				
Comm Features:	**Pool, Recreation Area**				
Interior Feat:	**Breakfast Bar**				
Exterior Const:	**Vinyl**				
Porch:	**Patio**	Roof:	**Composition Shingle**		

Utilities

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

Association Information

Subject To HOA:	**Required**	Subj to CCRs:	**Yes**	HOA Subj Dues:	**Mandatory**
HOA Management:	**Superior**	HOA Phone:	**704-875-7299**	Assoc Fee:	**$317/Annually**

Remarks

Public Remarks: **Fabulous Ellerbe floorplan built by Eastwood in 2014. Iron rails and pickets and carriage style garage doors! Upgraded large kitchen with dark espresso cabinets, granite counter tops, gas range and breakfast bar open to dining area and family room. Fabulous architectural features with arched doorways and impressive front entry. Upstairs are 3 spacious bedrooms, a loft, 2 full baths and laundry room. This is a very light, bright and open floor plan that has been well maintained and is neutral throughout. Great location in popular Mount Holly convenient to Charlotte. Neighborhood amenities include a large community pool. Great value for the money and ready to move into now. Why wait to build new?**

Directions: **Take I-85 South to Exit 27 (Hwy 273). Turn right and travel approx . 5 miles. Community is on the left. Or from I-485 take Exit 16 (Brookshire). Travel north approx. 3 miles to left on Lucia Rivervend Hwy. Travel 1 mile to left on Mountain Island Hwy (273). Community is 2 miles ahead on right.**

Listing Information

DOM:	**68**	CDOM:	**68**	Closed Dt:	**05/04/18**	Slr Contr:	**$0**
UC Dt:	**04/05/18**	DDP-End Date:	**04/17/18**	Close Price:	**$215,000**	LTC:	**97**

Prepared By: Linda Hoverman ONeal

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