

## Cross Property Client Full w/photos

**1203 Augustus Beamon Drive #66, Indian Trail NC 28079**

MLS#: <b>3702743</b>	Category: <b>Single Family</b>	Parcel ID: <b>00000</b>	List Price: <b>\$388,170</b>
Status: <b>Closed</b>	Tax Location: <b>Union</b>	County: <b>Union</b>	Closed Price: <b>\$393,045</b>
Subdivision: <b>Moore Farm</b>	Tax Value:	Zoning: <b>MPD</b>	
Zoning Desc:		Deed Ref: <b>0000</b>	
Legal Desc: <b>Legal Lot 66</b>		Lot/Unit #: <b>66</b>	
Approx Acres: <b>0.20</b>	Approx Lot Dim: <b>52x130</b>	Elevation:	
Lot Desc: <b>Trees</b>			



### General Information

Type: **1.5 Story**  
 Style:  
 Construction Type: **Site Built**

### School Information

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

### HLA

Main: **1,666**  
 Upper: **659**  
 Third: **0**  
 Lower: **0**  
 Bsmnt: **0**  
 Above Grade: **2,325**  
 Total: **2,325**

### Non-HLA Sqft

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

### Bldg Information

Beds: **3**  
 Baths: **3/0**  
 Year Built: **2021**  
 New Const: **Yes**  
 Prop Compl Date: **08/18/21**  
 Construct Status: **Proposed**  
 Builder: **Ryan Homes**  
 Model: **Bramante 2 Story**  
 Garage Sqft: **430**

### 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**

Recent: **06/23/2021 : Sold : UCNS->CLOSD**

### Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>2</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Dining Area, Foyer, Great Room, Kitchen, Laundry, Master Bedroom, Study</b>
<b>Upper</b>	<b>1</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Loft</b>

### Features

Parking:	<b>Attached Garage, Garage - 2 Car, Garage Door Opener</b>	Main Level Garage: <b>Yes</b>
Driveway:	<b>Concrete</b>	g-Insulated Door(s), g-Insulated Windows
Laundry:	<b>Main</b>	Doors/Windows: <b>No</b>
Foundation:	<b>Slab</b>	Fixtures Exceptions:
Fireplaces:	<b>No</b>	
Floors:	<b>Carpet, Tile, Vinyl Plank</b>	
Equip:	<b>Cable Prewire, CO Detector, Dishwasher, Disposal, Electric Oven, Electric Dryer Hookup, Electric Range, Exhaust Fan, Exhaust Hood, Ice Maker Connection, Microwave, Self Cleaning Oven</b>	
Comm Features:	<b>Club House, Outdoor Pool, Pond, Sidewalk, Street Lights, Walking Trails</b>	
Interior Feat:	<b>Cable Available, Kitchen Island, Open Floorplan, Tray Ceiling</b>	
Exterior Covering:	<b>Brick Partial, Fiber Cement</b>	
Porch:	<b>Back, Covered</b>	

Roof: **Architectural Shingle**

### Utilities

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

### Association Information

Subject To HOA:	<b>Required</b>	Subj to CCRs:	<b>Mandatory</b>
HOA Management:		HOA Phone:	<b>\$171/Monthly</b>

### Remarks

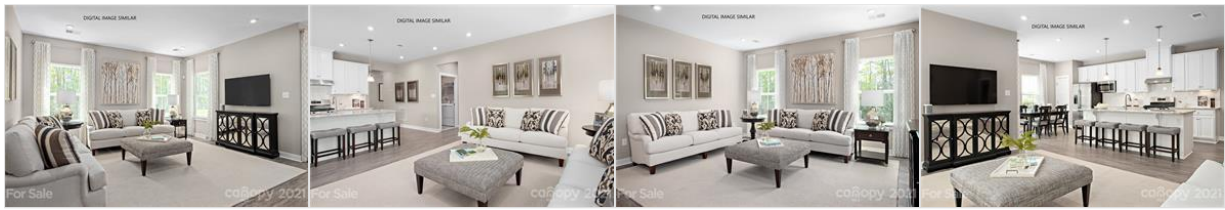
Public Remarks: **Stunning one and a half story home located in Union county in a great central location to Indian Trail, Waxhaw, Matthews & South Charlotte. This spacious single family home features a stylish interior and the community features wooded homesites with included lawn maintenance. The Bramante 2 story is an intimate one story home that has everything you are looking for. Charming open concept gives you the space you need for cooking, entertaining or just relaxing. The serene owner's suite with tray ceiling will give you plenty of restful nights. Located on the second floor is a secluded bedroom with walk in closet and a functional loft great for movie night or a game room. The possibilities are endless. Best of all enjoy the outdoors on the covered porch. Moore Farm will feature miles of natural walking trails and a Farm House style clubhouse and pool. HOME IS TO BE BUILT. DELIVERY DATE IS SUBJECT TO CHANGE.**

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:	<b>30</b>	CDOM:	<b>30</b>	Closed Dt:	<b>06/23/21</b>	Slr Contr:	<b>\$5,000</b>
UC Dt:	<b>02/14/21</b>	DDP-End Date:		Close Price:	<b>\$393,045</b>	LTC:	<b>147</b>





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