

149 Kingston Drive, Mount Holly, North Carolina 28120-7705

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List \$: **\$529,900**

MLS#: **4084742** Category: **Residential** County: **Gaston**
 Status: **ACT** Parcel ID: **226223** Acres: **0.21**
 Legal Desc: **DUTCHMANS RIDGE L 13 14 061 007 00 000 000** Zoning: **res**
 City Tax Pd To: **Mount Holly** Tax Val: **\$492,070** Deed Ref: **5425-878**
 Subdivision: **Dutchmans Ridge**



General Information

Type: **Single Family**
 Style: **Transitional**
 Levels Abv Grd: **2 Story**
 Const Type: **Site Built**
 SubType:

School Information

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

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	1	1/0	1,381	
Upper:	3	2/0	1,739	
Third:			0	
Lower:			0	
Bsmt:			0	
2LQt:				

Building Information

Beds: **4**
 Baths: **3/0**
 Yr Built: **2017**
 New Const: **No**
 Prop Compl: **No**
 Cons Status: **Completed**
 Builder: **Eastwood Homes**
 Model: **Davidson**

Above Grade HLA: **3,120** Additional SqFt:
 Tot Primary HLA: **3,120** Garage SF: **460**

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA Loan**
 Assumable: **No**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for less than one year**

Room Information

Main	Bedroom	Bath Full	Mud	Great Rm	Breakfast
	Kitchen	Dining Rm	Office		
Upper	Prim BR	Bath Full	Laundry	Loft	Sitting
	Bedroom	Bath Full	Bedroom		

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **2** Carport: **No** # Carport Spc:
 Covered Sp: **No** Open Prk Sp: **No** # Assg Sp:
 Driveway: **Concrete** Prkng Desc:
 Parking Features: **Garage Attached, Garage Faces Front**

Features

Windows:		Laundry:	Laundry Room, Upper Level
Fixtures Exclsn:	Yes/security cameras, solar lights	Basement Dtls:	No
Foundation:	Slab	Fireplaces:	Yes/Gas Log(s), Living Room
Fencing:	Back Yard, Privacy, Wood	2nd Living Qtr:	
Accessibility:		Construct Type:	Site Built
Exterior Cover:	Stone Veneer, Vinyl	Road Frontage:	
Road Surface:	Paved	Patio/Porch:	Covered, Front Porch, Patio
Appliances:	Dishwasher, Disposal		
Exterior Feat:	Fire pit		
Comm Feat:	Outdoor Pool		

Utilities

Sewer: **City Sewer** Water: **City Water**
 Heat: **Central, Natural Gas** Cool: **Central Air**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Mngemnt: **Superior Management Association** HOA Phone: Assoc Fee: **\$348.7/Annually**

Public Remarks

Welcome Home! This six-year-young home was built on a flat lot that graciously backs onto a serene wooded area, offering tranquility and privacy. Embrace the outdoors in your fully fenced backyard, complete with a paved patio with firepit—an ideal spot for cozy gatherings under the stars. Adjacent the kitchen is the covered patio, perfectly positioned for seamless indoor-outdoor entertaining. This home epitomizes convenience and comfort, featuring a full bedroom suite on the main level for added accessibility and seclusion. Separate spaces designed for elegant gatherings or relaxed meals. The dedicated home office provides an ideal workspace, while the large loft at the top of the stairs offers versatile living space to suit your needs. The kitchen has stainless steel appliances (refrigerator included)... beckoning your inner chef! Experience the epitome of modern living in a home that seamlessly blends functionality and style. Don't miss the chance to make this home yours!

Agent Remarks

Thanks for showing! Hanks Realty Group does not hold escrow. Preferred Attorney is Knipp Law, Belmont. Please send all offers with proof of funds or pre-approval letter to Offers@HanksRealtyGroup.com. Internet: The neighborhood does have fiber by At&T if buyer chooses.... or optionally the address is in an area that receives Verizon cellular home service with speeds that are comparable to fiber. Refrigerator included.

Showing Instructions/Directions

Showing Service

List Agent/Office Information

DOM: 0	CDOM: 0	DDP-End Dt:	Expire Dt: 05/30/2024
Mkt Dt: 11/18/2023		List Agreeemnt: Exclusive Right To Sell	
Agent/Own: No		Agent Phone: 704-931-5325	
For Appt Call: 800-746-9464		Office Phone: 888-440-2798	
List Agent: Matthew Hanks (20130)		Transact Bkr:	Bonus:
List Team: Hanks Realty Group (79160)		Seller Name: wh	
List Office: EXP Realty LLC Ballantyne (372906)		Full Service: Full Service	
Buyer Agency: 2%	Sub Agency: 0%		
Dual/Var: No			
Web URL:			