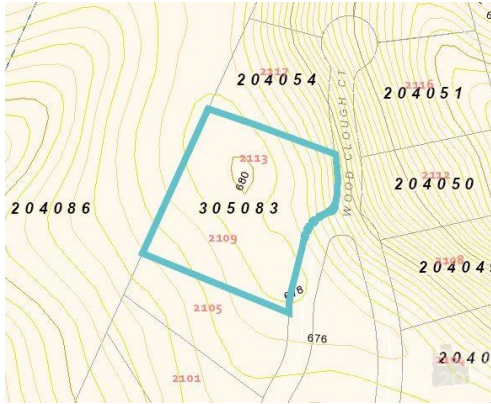


# 2113 Wood Clough Court, Belmont, North Carolina 28012

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List \$: **\$175,000**

MLS#: **4025178** Category: **Lots/Acres/Farms** County: **Gaston**  
 Status: **ACT** Parcel ID: **305083** Acres: **1.44**  
 Legal Desc: **REFLECTION POINTE LOTS 339-340 PLAT BOOK 067 PAGE 12** Zoning: **res**  
 City Tax Pd To: **Belmont** Tax Val: **\$51,340** Deed Ref: **5184-2444**  
 Subdivision: **Reflection Pointe**



General Information

Type: **Lot**  
 Can Divide?:  
 \$/Acres: **\$121,527.78**  
 Levels:

School Information

Elem: **Page**  
 Middle: **Belmont**  
 High: **South Point (NC)**

Land Information

Apprx Acres: **1.44**  
 Acres Cleared:  
 Acres Wood:  
 Min SF to Bld: **2,000**  
 Prop Found:  
 Rd Frontage:  
 Lot Desc:  
 Restrictions: **Architectural Review**

Utility/Plan Information

Sewer: **City Sewer**  
 Water: **City Water**  
 Dwellings: **No**  
 Beds Septic:

Additional Information

Prop Finance: **Cash, Conventional** Lease Considered: **No**  
 Ownership: **Seller owned for at least one year**  
 Spcl Cond: **None**  
 Rd Respons: **Publicly Maintained Road**

Features

Fixtures Exclsn: **No** Basement Dtls:  
 Suitable Use: **Residential** Fire Sprinkler:

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues:

Public Remarks

**Opportunity awaits with this premium, flat, double lot backing to easement space in the gated, waterfront Reflection Pointe neighborhood. Enjoy exclusive access to the community clubhouse, pool, tennis courts, and scenic trails. This lot provides ample space to build your dream home, or it can be divided to accommodate two homes. With this being a double lot, it carries with it two HOA fees. This is the perfect chance to build the ultimate retreat in a highly desirable location. Don't miss out on this rare opportunity!**

Agent Remarks

**Hanks Realty Group does not hold escrow. With this being a double lot, it carries with it two HOA fees. Please send offers to Offers@HanksRealtyGroup.com**

List Agent/Office Information

DOM: **174** CDOM: **174** Expire Dt: **04/27/2024**  
 Mkt Dt: **05/03/2023** DDP-End Dt:  
 Agent/Own: **No**  
 For Appt Call:  
 List Agent: **Matthew Hanks (20130)** List Agreement: **Exclusive Right To Sell**  
 List Team: **Hanks Realty Group (79160)** Agent Phone: **704-850-6818**  
 List Office: **EXP Realty LLC Ballantyne (372906)** Office Phone: **888-440-2798**  
 Buyer Agency: **3%** Sub Agency: **0%** Transact Bkr: Bonus: **\$0**  
 Dual/Var: **No** Seller Name: **Cunningham Joseph S**  
 Web URL: Full Service: **Full Service**

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