

# 105 Shimmer Lake Lane, Belmont, North Carolina 28012-6767

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List \$: **\$1,184,000**

MLS#: **4100508** Category: **Residential** County: **Gaston**  
 Status: **INC** Parcel ID: **300048** Acres: **0.75**  
 Legal Desc: **MCLEAN - SOUTH SHORE LOTS 1 PLAT BOOK 088 PAGE 041** Zoning: **Res**  
 City Tax Pd To: **Belmont** Tax Val: **\$937,860** Deed Ref: **5261-280**  
 Subdivision: **McLean - South Shore**



General Information

Type: **Single Family**  
 Style: **Transitional**  
 Levels Abv Grd: **2.5 Story**  
 Const Type: **Site Built**  
 SubType:

School Information

Elem: **New Hope**  
 Middle: **Cramerton**  
 High: **South Point (NC)**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	<b>1</b>	<b>1/1</b>	<b>2,389</b>	
Upper:	<b>4</b>	<b>2/0</b>	<b>1,490</b>	
Third:	<b>0</b>	<b>0/1</b>	<b>521</b>	
Lower:	<b>0</b>	<b>0/0</b>	<b>0</b>	
Bsmt:	<b>0</b>	<b>/0</b>	<b>0</b>	
2LQt:				

Building Information

Beds: **5**  
 Baths: **3/2**  
 Yr Built: **2021**  
 New Const: **No**  
 Prop Compl:  
 Cons Status: **Completed**  
 Builder: **John Wieland Homes**  
 Model: **Wakefield**

Above Grade HLA: **4,400**  
 Tot Primary HLA: **4,400**

Additional SqFt:  
 Garage SF: **750**

Additional Information

Assumable: **No** Ownership: **Seller owned for at least one year**  
 Spcl Cond: **None**  
 Rd Responds: **Publicly Maintained Road**

Room Information

Main	Prim BR	Bath Full	Bath Half	Living Rm	Dining Rm
	<b>Office</b>	<b>Utility Rm</b>			
Upper	<b>Bedroom</b>	<b>Bedroom</b>	<b>Bedroom</b>	<b>Bedroom</b>	<b>Bath Full</b>
Third	<b>Bonus Rm</b>	<b>Bath Half</b>			

Parking Information

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

Features

Waterbody Nm: **lake wylie** Lake/Wtr Amen: **Paddlesport Launch Site - Community**  
 Windows: Laundry: **Laundry Room, Main Level**  
 Fixtures Exclsn: **Yes/TV Mounts** Basement Dtls: **No**  
 Foundation: **Crawl Space** Fireplaces: **/Gas Log(s), Living Room**  
 Fencing: **Back Yard** 2nd Living Qtr:  
 Accessibility: Construct Type: **Site Built**  
 Exterior Cover: **Brick Partial, Fiber Cement** Road Frontage:  
 Road Surface: Patio/Porch: **Covered, Deck, Front Porch, Screened**  
 Utilities: **Natural Gas**  
 Appliances: **Dishwasher, Disposal, Exhaust Hood, Gas Cooktop**  
 Interior Feat: **Attic Walk-in**  
 Comm Feat: **Club House, Fitness Center, Outdoor Pool, Playground, Walking Trails**

Utilities

Sewer: **City Sewer** Water: **City Water**  
 Heat: **Natural Gas** Cool: **Central Air**  
 Restrictions: **Architectural Review, Building, Subdivision**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**  
 HOA Mangemnt: **McLean South Shore** HOA Phone: Assoc Fee: **\$1460/Annually**

Public Remarks

Welcome to Belmont's McLean - South Shore, a picturesque waterfront community only 20 minutes from the Charlotte Airport.... offering residents exclusive access to a clubhouse, pool, playground, and trails. 105 Shimmer Lake Lane, built by John Wieland Homes, is a stunning 2.5-story retreat that offers the perfect balance of comfort and style. As you explore the property, you'll appreciate the thoughtful upgrades and meticulous attention to detail. The 3-car garage provides ample space for vehicles and storage. Enjoy the fenced backyard with oversized screened in porch and composite deck featuring aluminum and cable railing. Inside, the home exudes elegance with custom paint throughout, creating a unique and personalized atmosphere. Upgraded lighting fixtures grace the master bedroom, dining room, cafe, kitchen, and living room. The owner's suite on the main level has a spa-like atmosphere... including step in shower and a designer closet complete with built-in organizers.

Agent Remarks

Thanks for showing... We look forward to working with you! 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.

Showing Instructions/Directions

Showing Service

List Agent/Office Information

DOM: Mkt Dt: **01/19/2024** CDOM: UC Date: DDP-End Dt: Expire Dt:  
 Agent/Own: **No** For Appt Call: **800-746-9464** List Agent: **Matthew Hanks (20130)** List Agent Phone: **704-931-5325** Agent Phone: **704-931-5325** Office Phone: **888-440-2798** Transact Bkr: Seller Name: **WH** Full Service: **Full Service**  
 List Team: **Hanks Realty Group (79160)** List Office: **EXP Realty LLC Ballantyne (372906)** Buyer Agency: **%** Sub Agency: **%** Dual/Var: Web URL: