

# 812 Sherman Street, Gastonia, North Carolina 28052-4700

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List \$: **\$350,000**

MLS#: **4101856** Category: **Residential** County: **Gaston**  
 Status: **ACT** Parcel ID: **223573** Acres: **0.19**  
 Legal Desc: **VILLAGE @5TH AVENUE L 105 01 074 001 00 000** Zoning: **res**  
 City Tax Pd To: **Gastonia** Tax Val: **\$338,770** Deed Ref: **4882 1494**  
 Subdivision: **Village At Fifth Avenue**



### General Information

Type: **Single Family**  
 Style:  
 Levels Abv Grd: **2 Story w/Bsmt**  
 Const Type: **Site Built**  
 SubType:

### School Information

Elem: **Pleasant Ridge**  
 Middle: **Southwest**  
 High: **Hunter Huss**

|                               |          |            |              |                             |                               |
|-------------------------------|----------|------------|--------------|-----------------------------|-------------------------------|
|                               |          |            |              | <u>Building Information</u> |                               |
| Level                         | # Beds   | FB/HB      | HLA          | Non-HLA                     | Beds: <b>3</b>                |
| Main:                         | <b>0</b> | <b>0/1</b> | <b>1,044</b> |                             | Baths: <b>2/1</b>             |
| Upper:                        | <b>3</b> | <b>2/</b>  | <b>1,128</b> |                             | Yr Built: <b>2016</b>         |
| Third:                        |          |            | <b>0</b>     |                             | New Const: <b>No</b>          |
| Lower:                        |          |            | <b>0</b>     |                             | Prop Compl:                   |
| Bsmt:                         |          |            | <b>0</b>     |                             | Cons Status: <b>Completed</b> |
| 2LQT:                         |          |            |              |                             | Builder:                      |
|                               |          |            |              |                             | Model:                        |
| Above Grade HLA: <b>2,172</b> |          |            |              | Additional SqFt:            |                               |
| Tot Primary HLA: <b>2,172</b> |          |            |              | Garage SF: <b>220</b>       |                               |

### Additional Information

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

### Room Information

|       |                  |                  |                  |                  |                 |
|-------|------------------|------------------|------------------|------------------|-----------------|
| Main  | <b>Bath Half</b> | <b>Living Rm</b> | <b>Dining Rm</b> | <b>Kitchen</b>   | <b>Solarium</b> |
| Upper | <b>Prim BR</b>   | <b>Bedroom</b>   | <b>Bath Full</b> | <b>Bath Full</b> | <b>Bedroom</b>  |
|       | <b>Loft</b>      | <b>Laundry</b>   |                  |                  |                 |

### Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **1** Carport: **No** # Carport Spc:  
 Covered Sp: Open Prk Sp: **No** # Assg Sp:  
 Driveway: **Concrete** Prkng Desc:  
 Parking Features: **Garage Attached, Garage Faces Front**

### Features

|   |                                   |
|---|-----------------------------------|
| Windows:                                      | Laundry: <b>In Utility Room</b>   |
| Fixtures Exclsn: <b>No</b>                    | Basement Dtls: <b>Yes/Other</b>   |
| Foundation: <b>Slab</b>                       | Fireplaces:                       |
| Accessibility:                                | Construct Type: <b>Site Built</b> |
| Exterior Cover: <b>Vinyl</b>                  | Road Frontage:                    |
| Road Surface: <b>Paved</b>                    | Patio/Porch:                      |
| Appliances: <b>Dishwasher, Disposal, Oven</b> |                                   |

### Utilities

Sewer: **City Sewer** Water: **City Water**  
 Heat: **Forced Air** Cool: **Central Air**

### Association Information

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

### Public Remarks

Welcome to this move-in-ready two-story home, where modern upgrades meet functional design! A beautifully upgraded kitchen is adorned with designer touches and cabinetry, a smooth cooktop, a sleek stainless range hood, and a stainless farmhouse-style sink. Solid surface countertops with a tile backsplash add a touch of elegance, while the bar seating area provides a perfect spot for casual dining. Upgraded vinyl wide plank floors grace the open living area, offering a contemporary and low-maintenance appeal. An additional sitting area adjacent to the kitchen enhances the overall convenience. Upstairs, discover a versatile loft area, providing flexibility for various uses. Neutral colors painted throughout create a timeless canvas for personalization. Spacious dedicated laundry room. Outside, enjoy the large covered rocking chair front porch and a patio in a backyard that backs to trees, offering a peaceful retreat. The neighborhood features sidewalks and a view of Crowders Mountain.

### Agent Remarks

Thanks for showing! We look forward to working with you. Please send offers with Proof of Funds or Pre-Qualification letter to [Offers@HanksRealtyGroup.com](mailto:Offers@HanksRealtyGroup.com) Hanks Realty Group does not hold escrow. Preferred closing attorney is Knipp Law - Belmont.

### Showing Instructions/Directions

### Showing Service

### List Agent/Office Information

|  |  |                              |
|--|--|------------------------------|
| DOM: <b>6</b>  | CDOM: <b>6</b>                                 | Expire Dt: <b>07/20/2024</b> |
| Mkt Dt: <b>01/27/2024</b>                              | DDP-End Dt:                                    |                              |
| Agent/Own: <b>No</b>                                   | List Agreement: <b>Exclusive Right To Sell</b> |                              |
| For Appt Call: <b>800-746-9464</b>                     | Agent Phone: <b>704-931-5325</b>               |                              |
| List Agent: <b>Matthew Hanks (20130)</b>               | Office Phone: <b>888-440-2798</b>              |                              |
| List Team: <b>Hanks Realty Group (79160)</b>           | Transact Bkr:                                  | Bonus:                       |
| List Office: <b>EXP Realty LLC Ballantyne (372906)</b> | Seller Name: <b>WH</b>                         |                              |
| Buyer Agency: <b>2.5%</b>                              | Full Service: <b>Full Service</b>              |                              |
| Dual/Var: <b>No</b>                                    |  |                              |
| Web URL:   |  |                              |