1540 Eden Glen Drive, Dallas, North Carolina 28034-7793

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List Price: **$510,000**

MLS#: **4107704** Category: **Residential** County: **Gaston**
Status: **ACT** City Tax Pd To: **Dallas** Tax Val: **$424,640**
Subdivision: **Eden Glen** Complex:
Zoning Spec: **R1H** Zoning: **R1H**
Parcel ID: **171151** Deed Ref: **4297-1139**
Legal Desc: **EDEN GLEN BLK B L 5 13 089 015 05 000**
Apprx Acres: **0.33** Apx Lot Dim:
Lot Desc: **Corner Lot**

General Information
Type: **Single Family**
Style:
Levels Abv Grd: **1.5 Story**
Const Type: **Site Built**
SubType:

School Information
Elem: **Bessemer City**
Middle: **Bessemer City**
High: **Bessemer City**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	**2**	**2/0**	**1,690**	
Upper:	**2**	**1/**	**805**	
Third:			**0**	
Lower:			**0**	
Bsmt:			**0**	
2LQt:				

Building Information
Beds: **4**
Baths: **3/0**
Yr Built: **2006**
New Const: **No**
Prop Compl:
Cons Status: **Completed**
Builder:
Model:

Above Grade HLA: **2,495** Additional SqFt:
Tot Primary HLA: **2,495** Garage SF: **542**

Additional Information
Prop Fin: **Cash, Conventional, FHA, VA Loan**
Assumable: **No** Ownership: **Seller owned for at least one year**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road**

Room Information

Main	**Prim BR**	**Bath Full**	**Great Rm**	**Breakfast**	**Kitchen**
	Bath Full	**Bedroom**	**Dining Rm**	**Laundry**	
Upper	**Bonus Rm**	**Bed/Bonus**	**Bath Full**		

Parking Information

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

Features

Lot Description: **Corner Lot**
Windows:
Fixtures Exclsn: **No**
Foundation: **Crawl Space**
Fencing: **Back Yard**
Accessibility:
Exterior Cover: **Brick Partial, Vinyl**
Road Surface: **Paved**
Appliances: **Dishwasher, Disposal, Double Oven, Electric Oven, Microwave**

Laundry: **Laundry Room**
Basement Dtls: **No**
Fireplaces:
2nd Living Qtr:
Construct Type: **Site Built**
Road Frontage:
Patio/Porch:

Utilities

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

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **No**

Remarks Information

Public Rmrks: **Home sweet home in Dallas! Not only is the owner's suite on the main level, but you'll find a second bedroom and full bath on the main level as well! An open floor plan features both formal and informal dining areas, wood flooring, vaulted ceiling, and gas log fire place. Eat in breakfast area has picture molding and shiplap siding for a designer touch. Kitchen has designer custom cabinets, stainless appliances, and double oven! Upstairs are two more bedrooms and a full bath. Corner lot makes accessing the side load garage a breeze. Garage is finished and has epoxy flooring. Partial brick exterior for timeless appeal! Covered front porch is the perfect size, and the backyard? An entertainer's dream come true! Oversized patio, gazebo with ceiling fan and heaters installed, and even an outdoor movie screen. Backyard is fenced and has a utility building. Located in a smaller community close to 321, commutes into Gastonia and day trips to the Blue Ridge Mountains are no problem.**

Directions:

Listing Information

DOM: **19** CDOM: **19** Slr Contr:
UC Dt: DDP-End Dt: LTC:

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