

# 2527 Shaw Avenue, Gastonia, North Carolina 28054-6551

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List \$: **\$424,900**

MLS#: **4117546** Category: **Residential** County: **Gaston**  
 Status: **CS** Parcel ID: **116248** Acres: **0.37**  
 Legal Desc: **SEDGEFIELD L 41 01 107A 030 00 000** Zoning: **R1**  
 City Tax Pd To: **Gastonia** Tax Val: **\$235,970** Deed Ref: **4181-1864**  
 Subdivision: **Gardner Park**



General Information

Type: **Single Family**  
 Style:  
 Levels Abv Grd: **1 Story**  
 Const Type: **Site Built**  
 SubType:

School Information

Elem: **Gardner Park**  
 Middle: **Holbrook**  
 High: **Ashbrook**

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beds:	<b>3</b>
Main:	<b>3</b>	<b>2/0</b>	<b>1,549</b>		Baths:	<b>2/0</b>
Upper:			<b>0</b>		Yr Built:	<b>1966</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: **1,549** Additional SqFt:  
 Tot Primary HLA: **1,549** Garage SF:

Additional Information

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

Ownership: **Seller owned for at least one year**

Room Information

Main	<b>Prim BR</b>	<b>Bath Full</b>	<b>Bath Half</b>	<b>Keeping Rm</b>	<b>Kitchen</b>
	<b>Dining Rm</b>	<b>Great Rm</b>	<b>Bedroom</b>	<b>Prim BR</b>	

Parking Information

Main Lvl Garage: <b>No</b>	Garage: <b>No</b>	# Gar Sp:	Carport: <b>Yes</b>	# Carport Spc:
Covered Sp:	Open Prk Sp: <b>No</b>	# Assg Sp:		
Driveway: <b>Concrete</b>		Prkng Desc:		
Parking Features: <b>Carport Attached</b>				

Features

Windows:	Laundry: <b>Electric Dryer Hookup, In Kitchen, Laundry Closet</b>
Fixtures Exclsn: <b>No</b>	Basement Dtls: <b>No</b>
Foundation: <b>Crawl Space</b>	Fireplaces: <b>Yes/Den</b>
Accessibility:	Construct Type: <b>Site Built</b>
Exterior Cover: <b>Brick Full, Vinyl</b>	Road Frontage:
Road Surface: <b>Paved</b>	Patio/Porch:
Appliances: <b>Dishwasher, Disposal, Electric Oven, Electric Water Heater, Exhaust Fan, Exhaust Hood, Gas Oven, Plumbed For Ice Maker, Self Cleaning Oven</b>	
Floors: <b>Tile, Wood</b>	

Utilities

Sewer: <b>City Sewer</b>	Water: <b>City Water</b>
Heat: <b>Forced Air, Natural Gas</b>	Cool: <b>Ceiling Fan(s), Central Air</b>

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues: **No**

Public Remarks

**Coming Soon!!!**

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. Hanks Realty Group does not hold escrow.**

Showing Instructions/Directions

Showing Service

List Agent/Office Information

DOM: <b>0</b>	CDOM:	Expire Dt: <b>08/23/2024</b>
Mkt Dt: <b>03/23/2024</b>	UC Date:	Off Mkt Dt:
Agent/Own: <b>Yes</b>	DDP-End Dt:	
For Appt Call: <b>800-746-9464</b>	List Agreeemnt: <b>Exclusive Agency</b>	
List Agent: <b>Matthew Hanks (20130)</b>	Agent Phone: <b>704-931-5325</b>	
List Team: <b>Hanks Realty Group (79160)</b>		
List Office: <b>EXP Realty LLC Ballantyne (372906)</b>	Office Phone: <b>888-440-2798</b>	
Co-List Agent: <b>Craig Graves (R16686)</b>	CoAgt Phone: <b>704-931-5522</b>	
Co-List Office: <b>EXP Realty LLC (3729)</b>	CoOff Phone: <b>888-584-9431</b>	
Buyer Agency: <b>0%</b>	Transact Bkr:	Bonus:
Dual/Var: <b>No</b>	Seller Name: <b>W/H</b>	
Web URL:	Full Service: <b>Full Service</b>	

