

306 Belton Avenue, Mount Holly, North Carolina 28120-1402

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List \$: **\$255,000**

MLS#: **4117531** Category: **Residential** County: **Gaston**
 Status: **CS** Parcel ID: **181931** Acres: **0.46**
 Legal Desc: **ELMORE FITE L 182-185 15 008C 004 00 000** Zoning: **R1**
 City Tax Pd To: **Mount Holly** Tax Val: **\$181,770** Deed Ref: **4609-1986**
 Subdivision: **none**



General Information

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

School Information

Elem: **Catawba Heights**
 Middle: **Mount Holly**
 High: **South Point (NC)**

Level # Beds FB/HB HLA Non-HLA
 Main: **2 1/0 1,008**
 Upper: **0**
 Third: **0**
 Lower: **0**
 Bsmt: **0**
 2LQt:

Building Information

Beds: **2**
 Baths: **1/0**
 Yr Built: **1960**
 New Const: **No**
 Prop Compl:
 Cons Status: **Completed**
 Builder:
 Model:

Above Grade HLA: **1,008** Additional SqFt:
 Tot Primary HLA: **1,008** Garage SF:

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA Loan**
 Assumable: **Qualify**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

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

Room Information

Main	Bedroom	Bath Full	Breakfast	Den	DiningArea
	Kitchen	Prim BR			

Parking Information

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

Features

Lot Description: Level, Paved	Laundry: In Kitchen
Windows:	Basement Dtls: No
Fixtures Excls: Yes/2 security cameras, solar string lights over deck	Fireplaces: No
Foundation: Crawl Space	2nd Living Qtr:
Fencing: Fenced	Construct Type: Site Built
Accessibility:	Road Frontage:
Exterior Cover: Brick Full	Patio/Porch: Front Porch, Side Porch
Road Surface: Paved	Appliances: Dishwasher, Electric Oven, Electric Range, Microwave, Refrigerator, Tankless Water Heater
Interior Feat: Cable Prewire	Floors: Tile, Wood
Exterior Feat: Fire pit	

Utilities

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

Association Information

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

Public Remarks

Discover your ideal home, featuring all-brick, one-level living with 2 bedrooms and 1 bath. Enjoy a spacious fenced backyard with a deck, covered side porch, and a powered storage building. Inside, a light-filled kitchen with tile floors, neutral tones, and white appliances, including a two-year-old stainless French door fridge, awaits. The home's efficient floorplan is complemented by wood and tile flooring, ensuring easy maintenance. An owner's suite with dual closets, tankless water heater, and ceiling fans throughout adds comfort. Plus, a carport keeps your vehicle protected. This charming house combines convenience and style, making it a delightful place to call home... all within minutes of Downtown Belmont or Downtown Mount Holly. Easy access to I-85 for commutes into Gastonia, Charlotte, or access to the International airport. Welcome home!

Agent Remarks

Per seller: Tankless water heater was added June 2021, full HVAC replacement in 2019, Roof 2012. 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: 0	CDOM: 08/23/2024
Mkt Dt: 03/23/2024	UC Date:
Agent/Own: No	DDP-End Dt:
For Appt Call: 800-746-9464	Off Mkt Dt:
List Agent: Matthew Hanks (20130)	List Agreeemnt: Exclusive Right To Sell
List Team: Hanks Realty Group (79160)	Agent Phone: 704-931-5325
List Office: EXP Realty LLC Ballantyne (372906)	Office Phone: 888-440-2798
Buyer Agency: 2.5%	Transact Bkr:
Dual/Var: No	Seller Name: W/H
Web URL:	Full Service: Full Service