

39 3rd Street, Cramerton, North Carolina 28032

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List \$: **\$269,900**

MLS#: **4114115** Category: **Residential** County: **Gaston**
 Status: **ACT** Parcel ID: **195860** Acres: **0.16**
 Legal Desc: **BURLINGTON /CRAMERTON BLK 4 L 8 16 003A 121 00 000** Zoning: **R1**
 City Tax Pd To: **Cramerton** Tax Val: **\$214,710** Deed Ref: **4818/2167**
 Subdivision: **None**



General Information

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

School Information

Elem: **New Hope**
 Middle: **Cramerton**
 High: **Stuart W Cramer**

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Bed:	2
Main:	2	2/0	1,069		Baths:	2/0
Upper:			0		Yr Built:	1900
Third:			0		New Const:	No
Lower:			0		Prop Compl:	
Bsmt:			0		Cons Status:	Completed
2LQt:					Builder:	
					Model:	

Above Grade HLA: **1,069** Additional SqFt:
 Tot Primary HLA: **1,069** Garage SF:

Additional Information

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	Kitchen	Living Rm	Laundry
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Parking Information

Main Lvl Garage:	No	Garage:	No	# Gar Sp:		Carport:	No	# Carport Spc:	
Covered Sp:		Open Prk Sp:	Yes/2	# Assg Sp:					
Driveway:	Concrete			Prkng Desc:					
Parking Features:	Driveway								

Features

Windows:		Laundry:	In Utility Room, Inside
Fixtures Exclsn:	No	Basement Dtls:	No
Foundation:	Crawl Space	Fireplaces:	No
Accessibility:		Construct Type:	Site Built
Exterior Cover:	Vinyl	Road Frontage:	
Road Surface:	Paved	Patio/Porch:	Covered
Appliances:	Dishwasher, Refrigerator		

Utilities

Sewer:	City Sewer	Water:	City Water
Heat:	Electric, Forced Air	Cool:	Central Air

Association Information

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

Public Remarks

Welcome to your dream home in Cramerton! This one-level charmer offers 2 bedrooms and 2 full bathrooms and a large covered front porch beckoning you to relax and unwind. Step inside to discover an open floor plan that's been completely remodeled with high-end designer features throughout. Step inside to discover beautiful wood floors that flow seamlessly throughout, exuding warmth and charm. The easy-maintenance vinyl siding ensures your home remains as stunning as the day you moved in, with minimal effort. High ceilings elevate the living experience, creating an airy and spacious ambiance. The incredible kitchen steals the spotlight with beautiful white cabinetry and expansive granite countertops. Enjoy casual meals at the bar seating area. Fenced backyard and deck and a dedicated laundry room. This property is within walking distance to Riverside Park, downtown Cramerton's restaurants and coffee shop, and even Goat Island Park just a few minutes away!

Agent Remarks

Thanks for showing! We look forward to working with you. A portion of the lot is within the FEMA flood plain map, but the structure is not, and the property does not require flood insurance. 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:	0	Expire Dt:	08/09/2024
Mkt Dt:	03/09/2024	DDP-End Dt:			
Agent/Own:	No	List Agreemnt:	Exclusive Right To Sell		
For Appt Call:	800-746-9464	Agent Phone:	704-931-5325		
List Agent:	Matthew Hanks (20130)	Office Phone:	888-440-2798		
List Team:	Hanks Realty Group (79160)	Transact Bkr:		Bonus:	
List Office:	EXP Realty LLC Ballantyne (372906)	Seller Name:	W/H		
Buyer Agency:	2.5%	Full Service:	Full Service		
Dual/Var:	No				
Web URL:					