

5206 Woodland Bay Drive, Belmont, North Carolina 28012-8879

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List Price: **\$1,975,000**

MLS#: **4125241** Category: **Residential** County: **Gaston**
 Status: **ACT** City Tax Pd To: **Belmont** Tax Val: **\$1,300,750**
 Subdivision: **Woodland Bay** Zoning: **R1H** Complex:
 Parcel ID: **198894** Deed Ref: **3728-629**
 Legal Desc: **WOODLAND BAY L 70 15 110 052 00 000**
 Apprx Acres: **0.94** Apx Lot Dim:
 Lot Desc: **Cleared, Private, Views, Waterfront**



General Information

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

School Information

Elem: **New Hope**
 Middle: **Cramerton**
 High: **South Point (NC)**

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beeds:	4
Main:	1	1/1	2,234		Baths:	4/1
Upper:	3	2/	1,400		Yr Built:	2003
Third:			0		New Const:	No
Lower:			0		Prop Compl:	
Bsmt:		1/	2,244		Cons Status:	Completed
2LQT:					Builder:	Renovation by Ron Reeger
					Model:	

Above Grade HLA: **3,634** Additional SqFt:
 Tot Primary HLA: **5,878** Garage SF: **530**

Additional Information

Prop Fin: **Cash, Conventional**
 Assumable: **No** Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respons: **Privately Maintained Road**

Room Information

Main	GrtRm-2S	Dining Rm	Prim BR	Bath Full	Kitchen
	Bath Half	Bar			
Upper	Prim BR	Bedroom	Bedroom	Bonus Rm	Bath Full
	Bath Full				
Bsmt	ExerciseRm	Flex Space	FamilyRm	Media Rm	Bath Full
	Rec Rm				

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: **Cleared, Private, Views, Waterfront**
 Waterbody Nm: **Lake Wylie** Lake/Wtr Amen: **Boat Slip (Deed), Covered Structure, Dock - Community, Retaining Wall, Stationary Dock**
 View: **Water** Doors:
 Windows: **Water** Laundry: **Electric Dryer Hookup, Laundry Room, Main Level**
 Fixtures Exclsn: **No** Basement Dtls: **Yes/Exterior Entry, Fully Finished, Walk-Out Access**
 Foundation: **Basement** Fireplaces: **Yes/Family Room, Gas, Gas Log(s), Great F**
 Accessibility: Construct Type: **Site Built**
 Exterior Cover: **Brick Full** Road Frontage:
 Road Surface: **Paved** Patio/Porch: **Covered, Patio, Terrace**
 Roof: **Architectural Shingle** Other Structure:
 Utilities: **Electricity Connected, Underground Power Lines**
 Appliances: **Dishwasher, Disposal, Double Oven, Gas Cooktop, Gas Water Heater, Refrigerator, Wine Refrigerator**
 Interior Feat: **Attic Stairs Pulldown, Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Walk-In Pantry, Wet Bar**
 Floors: **Carpet, Tile, Wood**
 Exterior Feat: **Fire pit, Floating Dock, In-Ground Irrigation**
 Comm Feat: **Street Lights**

Utilities

Sewer: **Septic Installed** Water: **Community Well**
 Heat: **Central, Forced Air, Natural Gas** Cool: **Ceiling Fan(s), Central Air**
 Restrictions: **Architectural Review**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Mngemnt: **Woodland Bay HOA** HOA Phone: **203-382-3926** Assoc Fee: **\$2839/Annually**

Remarks Information

Public Rmrks: **Discover waterfront elegance in a park-like, gated community near botanical gardens. This impressive home, built in 2003 & extensively remodeled, features a wealth of high-end updates. From new architectural shingles to fresh exterior & interior paint, every inch radiates quality and care. Indulge in the luxury of a new kitchen outfitted with custom cabinetry, chic countertops, & top-of-the-line Thermador appliances. Bathrooms are revitalized with sleek new vanities, commodes, tubs, sinks, & glass shower enclosures. Practical upgrades include three new HVAC units, new water heaters, new gas log sets in the two fireplaces, & comprehensive updates to plumbing & electrical systems. Outside, enjoy a covered boat dock set in a quite cove of Lake Wylie. New landscaping & irrigation system. The garage is revamped with new epoxy flooring, a new door, & a lift system. This home is a showcase of modern luxury & design...ready to deliver an unmatched living experience.**

Directions:

Listing Information

DOM: **0** CDOM: **0** Slr Contr:
 UC Dt: DDP-End Dt: LTC:

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