

210 Lanyard Lane, Belmont, North Carolina 28012-8850

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List Price: **\$869,900**

MLS#: **4170950** Category: **Residential** County: **Gaston**
 Status: **ACT** City Tax Pd To: **Belmont** Tax Val: **\$755,610**
 Subdivision: **McLean - South Shore** Zoning: Complex:
 Zoning Spec: **res** Deed Ref: **5395-1211**
 Parcel ID: **307434** Legal Desc: **MCLEAN-SOUTH SHORE LOT 189 PLAT BOOK 096 PAGE 117**
 Apprx Acres: **0.36** Apx Lot Dim:



General Information

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

School Information

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

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	3	2/1	3,238	
Upper:			0	
Third:			0	
Lower:			0	
Bsmnt:			0	
2LQt:				

Building Information

Beds: **3**
 Baths: **2/1**
 Yr Built: **2022**
 New Const: **No**
 Prop Compl:
 Cons Status: **Complete**
 Builder:
 Model:

Above Grade HLA: **3,238** Additional SqFt:
 Tot Primary HLA: **3,238** Garage SF: **639**

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA Loan**
 Assumable: **No** Ownership: **Seller owned for at least one year**
 Spcl Cond: **None**
 Rd Respos: **Dedicated to Public Use Pending Acceptance**

Room Information

Main	Prim BR	Bedroom	Bedroom	Bath Full	Bath Full
	Bath Half	Kitchen	Dining Rm	Breakfast	Great Rm
	Laundry	Library	Office		

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **3** Carport: **No** # Carport Spc:
 Covered Sp: Open Prk Sp: **No** # Assg Sp:
 Driveway: **Concrete** Prkng Desc:
 Parking Features: **Driveway, Garage Attached, Garage Door Opener, Garage Faces Side**

Features

Windows: Laundry: **Main Level**
 Fixtures Exclsn: **No** Basement Dtls: **No**
 Foundation: **Slab** Fireplaces: **Yes/Gas Log(s), Great Room**
 Accessibility: Construct Type: **Site Built**
 Exterior Cover: **Fiber Cement, Stone Veneer** Road Frontage:
 Road Surface: **Concrete** Patio/Porch: **Covered, Front Porch, Rear Porch**
 Roof: **Architectural Shingle** Other Structure:
 Pool Features: **Outdoor Pool - Community**
 Appliances: **Dishwasher, Disposal, Gas Cooktop, Gas Water Heater, Microwave, Tankless Water Heater, Wall Oven**
 Floors: **Tile, Wood**
 Comm Feat: **Club House, Fitness Center, Playground, Sidewalks, Street Lights, Walking Trails**

Utilities

Sewer: **City Sewer** Water: **City Water**
 Heat: **Forced Air, Natural Gas** Cool: **Central Air**
 Restrictions: **Architectural Review**

Association Information

Subject to HOA: **Required** Subj to CCRs: **Yes** HOA Subj Dues: **Mandatory**
 HOA Mangemnt: **Property Matters** HOA Phone: **704-861-0833** Assoc Fee: **\$1400/Annually**
 HOA Email: **smckinney@propertymatters.co** HOA 2 Email:

Remarks Information

Public Rmrks: **Charming ranch home offers the perfect mix of convenience & lakeside living, just steps away from Drift restaurant & new marina on Lake Wylie. Inside, you'll love the upgraded wood floors that flow throughout the main living areas. Floorplan includes home office outfit by Closets By Design, workout space, screened room, & formal dining room. The luxurious owner's suite is your personal retreat with oversized step in shower & separate soaking tub. Living area has gas log fireplace, remote controlled curtain panels, & recessed lighting. In the kitchen, light cabinets, stainless steel appliances, gas range, & pantry. 3-bay garage is a dream with sleek epoxy flooring! Outside, sit on the covered front porch & enjoy the meticulously manicured landscaping, professionally installed irrigation, low voltage lighting, & security cameras. Fenced backyard. Community includes: resort style pool, sun deck, event lawn, fitness center, entertainment hall & kitchen, outdoor pavilion, & playground!**

Directions:

Listing Information

DOM: **108** CDOM: **108** Slr Contr:
 UC Dt: DDP-End Dt: LTC: