

504 Gardenbrook Trail, Belmont, North Carolina 28012-6540

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List Price: **\$499,900**

MLS#: **4248386** Category: **Residential** County: **Gaston**
 Status: **CS** City Tax Pd To: **Belmont** Tax Val: **\$434,140**
 Subdivision: **The Conservancy at McLean** Complex:
 Zoning Spec: **res** Zoning:
 Parcel ID: **225595** Deed Ref: **5074-25**
 Legal Desc: **THE CONSERVANCY AT MCLEAN L 19 15 125 001 00 000**
 Apx Acres: **0.21** 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	2/0	2,096	
Upper:			0	
Third:			0	
Lower:			0	
Bsmt:			0	
2LQt:				

Building Information

Beds: **3**
 Baths: **2/0**
 Yr Built: **2020**
 New Const: **No**
 Prop Compl:
 Cons Status: **Complete**
 Builder:
 Model:

Above Grade HLA: **2,096**
 Tot Primary HLA: **2,096**

Additional SqFt:
 Garage SF: **450**

Additional Information

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

Ownership: **Seller owned for less than one year**

Room Information

Main	Prim BR Kitchen	Bath Full DiningArea	Bedroom FamilyRm	Bedroom Laundry	Bath Full Study
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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: Driveway, Garage Attached, Garage Door Opener				

Features

Windows: Insulated Window(s)	Laundry: Electric Dryer Hookup, Laundry Room, Main Level
Fixtures Exclsn: No	Basement Dtls: No
Foundation: Slab	Fireplaces: Yes/Family Room, Gas Log(s), Gas Vented
Accessibility:	Construct Type: Site Built
Exterior Cover: Brick Partial, Fiber Cement	Road Frontage:
Road Surface: Paved	Patio/Porch: Covered, Front Porch, Rear Porch
Roof: Architectural Shingle	Other Structure:
Appliances: Dishwasher, Disposal, Electric Water Heater, Gas Oven, Gas Range, Microwave	
Interior Feat: Attic Stairs Pulldown, Cable Prewire, Kitchen Island, Open Floorplan, Walk-In Closet(s), Walk-In Pantry	
Floors: Carpet, Tile, Wood	
Exterior Feat: Lawn Maintenance	
Comm Feat: Club House, Dog Park, Fitness Center, Pond, Street Lights, Walking Trails, Other	

Utilities

Sewer: City Sewer	Water: City Water
Heat: Forced Air, Natural Gas, Zoned	Cool: Central Air, Zoned

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: \$175/Monthly
HOA Email: thelms@PropertyMattersRealty.HOA 2 Email:		

Remarks Information

Public Rmrks: **Coming Soon!!! One level home in The Conservancy at McLean. Fresh paint & carpet. Covered porches front and back. Open living area. Move in ready!**

Directions:

Listing Information

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