

725 Rosegate Drive, Gastonia, North Carolina 28056-8034

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MLS#: 4279546

Status: ACT

Subdivision: Rosegate

Zoning Spec: R2

Parcel ID: 210916

Legal Desc: ROSEGATE L 34 10 080 018 00 000

Apprx Acres: 0.28

Category: Residential

City Tax Pd To: Gastonia

Zoning: 4931-2232

Deed Ref: 4931-2232

Apx Lot Dim:

County: Gaston

Tax Val: \$410,120

Complex:

List Price: \$449,900



General Information					School Information	
Type:	Single Family				Elem:	W.A. Bess
Style:					Middle:	Cramerton
Levels Abv Grd:	2 Story				High:	Forestview
Const Type:	Site Built					
SubType:						
					<u>Building Information</u>	
Level	# Beds	FB/HB	HLA	Non-HLA	Beds:	4
Main:	0	0/1	1,118		Baths:	2/1
Upper:	4	2/0	1,056		Yr Built:	2015
Third:			0		New Const:	No
Lower:			0		Prop Compl:	
Bsmt:			0		Cons Status:	Completed
2LQt:					Builder:	
					Model:	
Above Grade HLA:					Additional SqFt:	
Tot Primary HLA:					Garage SF:	462

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	Bath Half	Great Rm	Kitchen	Living Rm
	Library			Sunroom
Upper	Prim BR	Bath Full	Bedroom	Bath Full
				Loft

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

Features	
Windows:	
Fixtures Exclsn:	No
Foundation:	Slab
Accessibility:	
Exterior Cover:	Fiber Cement, Stone Veneer
Road Surface:	Paved
Roof:	Composition Shingle
Security Feat:	Carbon Monoxide Detector(s)
Appliances:	Dishwasher, Disposal, Dryer, Electric Cooktop, Microwave, Plumbed For Ice Maker, Refrigerator, Tankless Water Heater, Washer
Interior Feat:	Cable Prewire
Floors:	Carpet, Tile, Vinyl
Exterior Feat:	In-Ground Irrigation
Comm Feat:	Walking Trails

Laundry:	Electric Dryer Hookup, Main Level
Basement Dtls:	No
Fireplaces:	No
Construct Type:	Site Built
Road Frontage:	
Patio/Porch:	Patio
Other Structure:	
Inclusions:	

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

Association Information		
Subject to HOA:	Required	Subj to CCRs: Yes
HOA Mangemnt:	Kuester Management	HOA Phone:
		HOA Subj Dues: Mandatory
		Assoc Fee: \$175/Semi-Annually

Remarks Information

Public Rmrks: Welcome to 725 Rosegate Drive, a former builder model packed with upgrades in sought-after Rosegate! Main level showcases seamless LVT floors, with built-in ceiling speakers throughout. Nest thermostats, custom closet systems & handy mudroom drop zone. Stylish kitchen has stainless appliances, granite tops, subway tile, island, corner pantry, & the refrigerator stays! Adjacent dining/flex area overlooks private backyard. Living room highlights custom shiplap fireplace with flush-mount multi-light insert and heat-optional feature. Finished garage offers recessed lighting, convenience door & window, overhead storage & exterior hideaway for trash bins or mower. Systems impress: 10-zone irrigation, low-voltage landscape lighting, security pre-wire, tankless H2O heater ('15), furnace ('15) & condenser ('22). Expanded driveway adds bonus parking. Ideal lot backs to greenery, & playset stays! Move in and enjoy!

Directions:

Listing Information		
DOM:	6	CDOM:
UC Dt:		DDP-End Dt: 6
		Slr Contr:
		LTC: