

440 Planters Way, Mount Holly, North Carolina 28120-9070

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List Price: \$409,900

MLS#: 4304706 Category: Residential County: Gaston
Status: CS City Tax Pd To: Gaston Tax Val: \$361,730
Subdivision: Westland Farm Zoning: Complex:
Zoning Spec: res Deed Ref: 4864-737
Parcel ID: 221369 Legal Desc: WESTLAND FARM L 93 14 092 013 05 000
Apprx 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: Rankin
Middle: Mount Holly
High: East Gaston

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	4	2/0	1,577	
Upper:			0	
Third:			0	
Lower:			0	
Bsmt:			0	
2LQt:				

Building Information

Beds: 4
Baths: 2/0
Yr Built: 2016
New Const: No
Prop Compl:
Cons Status: Complete
Builder:
Model:

Above Grade HLA: 1,577
Tot Primary HLA: 1,577

Additional SqFt:
Garage SF: 420

Additional Information

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

Ownership: Seller owned for at least one year

Room Information

Main	Prim BR	Bath Full	Bedroom	Bedroom	Bedroom
	Bath Full	Kitchen	Breakfast	Dining Rm	Family Rm
	Living Rm	Laundry	Study		

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 Door Opener, Garage Faces Front

Features

Windows:
Fixtures Exclsn: No Laundry: Common Area, Laundry Room, Main Level
Foundation: Slab Basement Dtls: No
Accessibility:
Exterior Cover: Brick Partial, Vinyl Fireplaces: Yes/Great Room
Road Surface: Paved Construct Type: Site Built
Security Feat: Carbon Monoxide Detector(s) Road Frontage:
Appliances: Dishwasher, Disposal, Exhaust Hood, Gas Water Heater, Oven, Plumbed For Ice Maker Patio/Porch: Patio, Other - See Remarks
Interior Feat: Cable Prewire Inclusions:
Comm Feat: Club House, Outdoor Pool, Picnic Area, Playground

Utilities

Sewer: City Sewer Water: City Water
Heat: Central, Forced Air, Natural Gas Cool: Ceiling Fan(s), Central Air
Restrictions: Architectural Review, Building

Association Information

Subject to HOA: Required Subj to CCRs: Yes HOA Subj Dues: Mandatory
HOA Mangemnt: Westland Farm HOA HOA Phone: 7045447779 Assoc Fee: \$270/Semi-Annually

Remarks Information

Public Rmrks: Coming Soon!!! Step into easy living in this one-level home designed for comfort, convenience, and style. Tucked inside sought-after Westland Farm neighborhood with amenities including a sparkling pool, playground, scenic walking trails, and covered picnic areas, this residence offers both community connection and private retreat! The open floor plan flows effortlessly, enhanced by thoughtful upgrades and custom touches that simplify everyday life... like a covered front entry, custom barn-style door in the kitchen, and built in shelving in the garage. A rare find, this home features four bedrooms on a single level—giving you flexibility for guests or a home office. Out back, discover your personal oasis. A private, fenced yard showcasing a variety of flowering plants and mature landscaping, creating a picture-perfect setting for every season. Relax beneath the covered gazebo on the patio, ideal for quiet mornings or simply soaking in the view of your new garden retreat. A detached storage building with loft will help you stay organized and productive. The lot backs to trees for great privacy and shade, and don't miss the trail that accesses the creek in back! Kitchen has stainless appliances. Owner's suite has separate soaking tub and step in tiled shower! Gas log fireplace in Living area. Even the interior doors are upgraded in this home! This home blends the best of indoor comfort and outdoor enjoyment, wrapped in a community that makes lifestyle living easy. All that's left is to move in and make it yours! Welcome home! Home Inspection already completed! One year Home Warranty provided to buyer upon closing.

Directions:

Listing Information

DOM: 0 CDOM: Slr Contr:
UC Dt: DDP-End Dt: LTC:
Listed By: EXP Realty LLC Ballantyne (372906) Contact: 704-931-5325