

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:
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:						
					Building Information	
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**
Spd 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	Sunroom
	Library				
Upper	Prim BR	Bath Full	Bedroom	Bath Full	Loft

Main Lvl Garage: **Yes**
Covered Sp:
Driveway: **Concrete**
Parking Features: **Garage Attached**

Garage: **Yes**
Open Prk Sp: **No**

Parking Information
Gar Sp: **2**
Assg Sp:
Prkng Desc:

Carport: **No**
Carport Spc:

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:

Sewer: **City Sewer**
Heat: **Forced Air**

Water: **City Water**
Cool: **Ceiling Fan(s), Central Air**

Association Information
Subject to HOA: **Required**
HOA Mangemnt: **Property Matters Realty**

Subj to CCRs: **Yes**
HOA Phone:

HOA Subj Dues: **Mandatory**
Assoc Fee: **\$232.27/Semi-Annu**

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 shiplay 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!**

Listing Information
DOM: **73**
UC Dt:
Listed By: **EXP Realty LLC Ballantyne (372906)**

CDOM: **73**
DDP-End Dt:

Slr Contr:
LTC:

Contact: **704-931-5325**