

NOW AVAILABLE

MLS #965369

3243 Broadmoor Dr.
\$635,000



4108 HSF ■ 3 Bedrooms ■ 3.5 Baths ■ .59 Acres

Beautiful Custom Home Located on the Signature Hole of Statesville Country Club Golf Course! Tons of Upgrades including Brazilian Cherry Floors, Granite Ctops, Stainless Steel Appliances, Surround Sound, Coffered Ceiling in DR & Vaulted Ceiling in Master Bedroom. All TV & Media Equipment to Remain! Gorgeous Plan Barely Lived In! Amazing Views from Large Deck, Screened Porch, or Upper Terrace!

Home Has Never Been Officially Lived In!



Wendy D. Smith
Broker/Realtor®

The
Family Matters
Building Relationships One Home at a Time Team


KELLER WILLIAMS
REALTY

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FEATURES OF THIS FINE HOME

HOME HAS BARELY BEEN
LIVED IN!

4108 HSF

3 Bedrooms, 3 1/2 Baths

Beautiful 2 Story Floor Plan

Open and Spacious Feeling



Two Story Family Room w/Stone Surround Gas Fireplace & Built-In Cabinetry

Hardwoods, Ceramic Tile, Granite Countertops, Carpet

Spacious Gourmet Kitchen w/Stainless Steel Appliances
& Beautiful Cabinetry

Bright Dining Room w/Coffered Ceiling Plus Breakfast Area

Master Suite w/Vaulted Ceiling, Large Master Bath w/Heated Tile Floors

Media Room w/Fully Furnished Media Equipment Staying

Large Loft Area w/Balcony and Two Bedrooms Upstairs



Screened Porch & Large Deck
Overlooking Golf Course

Located on Signature Hole of
Golf Course

Spacious Three Car Garage

Beautiful Landscaping







Single Family **ACT** Area: 12-1 Media: 14
MLS#: 965389 LP: \$635,000 Subdivision: Shannon Acres
[3243 Broadmoor DR](#) Tax Loc: Statesville
Statesville, NC 28625 County: Iredell

SQFT	HLA	Unheated:	Total HLA:
Main: 2000 - 2400		700 - 1000	3600 - 4400
Upper: 1600 - 2000		0	Unheated SqFt: 700 - 1000
Lower: 0		0	Additional SqFt: 400 - 600
Bsmt: 0		0	Beds: 3
Third: 0		0	Baths: 3/1
			Year Built: 2007

New Construction: N Completed: Builder:
Approx Lot Dimension: see attachr Approx. Acres: 0.59 Tax Value: \$517,160 Deed Ref: 2053/2199
Parcel ID: 4764-25-0627.000 Zoning: R15 Legal: L420-Add #7-Shannon Acres HOA Phone: 704-878-6524
Lot Desc: On Golf Course, Golf Course View, Corner Lot HOA Fee: \$200 Annually HOA Mgmt: Shannon Acres HOA

SCHOOLS

Elementary: East Iredell Middle: East Iredell High: Statesville

ROOMS

Main: Breakfast, Dining Rm, Great Rm, Laundry, Kitchen, Master BR, Sunroom

Upper: Bedroom 2, Bedroom 3, Loft, Media

Third: None

Basement: None

Lower: None

Full Bath: Main: 1 Up: 2 Low: 0 Bsmt: 0 Thrd: 0 Tot: 3 Half Bath: Main: 1 Up: 0 Low: 0 Bsmt: 0 Thrd: 0 Tot: 1

DESCRIPTION / UTILITIES

Type: 2 Story Style: Transitional Exterior Const: Brick Veneer Full Foundation: Crawl Space

Driveway: Concrete Parking: 3 Car Garage, Attached, Garage Door Opener

Fireplace: Y Location: Gas Logs, Great Room

Gm Cert:

Floors: Ceramic Tile, Wall-to-wall Carpet, Wood

HERS:

Doors/Windows: Insulated Windows

Laundry: 1st Floor

Equip: Cable Prewire, Ceiling Fan(s), Central Vacuum, Convection Oven, Cooktop Gas, Dishwasher, Disposal, Electric Dryer Hookup, Exhaust Fan, Ice Maker Connection, Range / Hood, Surround Sound

Int Feat: Attic Stairs Pulldown, Garden Tub

Ext Feat: Deck, In-Ground Irrigation, Porch - Screened, Terrace

Comm Feat: Golf Course, Club House, Playground, Pool, Tennis Courts, Walking Trails

Wtr/Swr: City Sewer, City Water

Wtr Htr: Electric

HVAC: Active Solar Heat, Heat Pump - AC, Heat Pump - F

DIRECTIONS

Instructions: Lockbox/Key, No Sign, Showing Service

Dir: I-77 N to Exit 50. Turn right onto E Broad Street. Turn right into second entrance of Statesville Country Club onto St Andrews. Home on the corner of St Andrews & Broadmoor.

REMARKS

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AGENT REMARKS/AGENT WEBSITE

Community Features and Amenities Available Through Membership at Statesville Country Club. Not a part of \$200 Annual HOA Fee.



Statesville Country Club

Tucked away among distinctive homes in the tranquil forest landscape and gentle hills of historic Statesville, North Carolina, resides a prestigious, member-owned, equity club.

As the center of social activity for Statesville and surrounding communities, the Statesville Country Club offers an 18-hole championship golf course, tennis complex, aquatic center, full-service clubhouse, year-round social events and an attentive professional staff.

Serving the Piedmont since 1944, this premier club is a convenient drive from Charlotte, Lake Norman, Mooresville, Winston-Salem and other points within the Triad region.

Come see for yourself why more and more families are calling Statesville Country Club *HOME!*

Statesville Country Club
635 Deauville
Statesville, NC, 28625
Phone: 704-873-7240

For Additional Information Please Visit
Statesville Country Club's Website at:

www.statesvillecountryclub.com

Information provided Courtesy of Statesville Country Club