



**Single Family**      **ACT**      **Area:** 12-5  
**MLS#:** 963996      **LP:** \$260,000  
[144 Quail Haven DR](#)  
 Troutman, NC 28166

**Media:** 12  
**Subdivision:** Quail Hollow  
**Tax Loc:** Troutman  
**County:** Iredell

**SQFT**    **HLA**      **Unheated:**  
**Main:**    1700 - 2100      0  
**Upper:**    400 - 600      0  
**Lower:**    0      0  
**Bsmt:**      0      0  
**Third:**     0      0

**Total HLA:** 2200 - 2600  
**Unheated SqFt:** 0  
**Additional SqFt:**  
**Beds:** 4  
**Baths:** 3/0  
**Year Built:** 2004  
**Model:**

**New Construction:** N    **Completed:**      **Builder:**

**SCHOOLS**

**Elementary:** Troutman      **Middle:** Troutman      **High:** South Iredell

**ROOMS**

**Main:** Bedroom 2, Bedroom 3, Dining Rm, Entry Hall, Great Rm, Kitchen, Laundry, Master BR, Pantry

**Upper:** Bedroom 4/Bonus, Bonus Rm

**Lower:** None

**Basement:** None

**Third:** None

	Main	Upper	Lower	Bsmt	Third	Total
<b>Full Bath:</b>	2	1	0	0	0	3
<b>Half Bath:</b>	0	0	0	0	0	0

**PROPERTY**

**Approx Lot Dimension:** 80x209.86x80x209.86    **Approx. Acres:** 0.39  
**Parcel ID:** 4731-81-7129.000      **Legal:** L21 Quail Hollow Pb 42-126 .39  
**Deed Ref:** 1547-960      **Zoning:** R20

**Tax Value:** \$267,210  
**HOA Fee:** \$200 Annually  
**HOA Mgmt:** Jeff Ditzler  
**HOA Phone:** 704-528-4628

**Lot Description:**

**DESCRIPTION**

**Type:** Ranch      **Style:** Traditional      **Exterior Const:** Brick Veneer Full  
**Driveway:** Concrete      **Foundation:** Crawl Space  
**Parking:** 3 Car Garage, 3+ Parking Spaces  
**Fireplace:** Y      **Fireplace Location:** Gas Logs, Great Room  
**Laundry:** 1st Floor      **Floors:** Vinyl / Linoleum, Wall-to wall Carpet, Wood

**Doors/Windows:** Insulated Windows

**Equipment:** Cable Prewire, Ceiling Fan(s), Cooktop Electric, Dishwasher, Disposal, Electric Dryer Hookup, Exhaust Fan, Ice Maker Connection, Mi

**Interior Features:** GardenTub

**Exterior Features:** Deck, In-Ground Irrigation

**Community Features:** Pond

**Green Certification:**

**HERS Index:**

**UTILITIES**

**Water/Sewer:** City Sewer, City Water      **Water Heater:** Gas      **HVAC:** Central Air, Gas Water Heater, MultiZ

**DIRECTIONS**

**Instructions:** Lockbox/Key, Showing Service

**Directions:** I-77 to Exit 42, Left on Hwy. 21/115 towards Troutman, Left Wagner Street which becomes Perth Rd., Left on Quail Haven Drive, Home

**REMARKS**

This You've Got To See! Beautiful Floorplan! Flows so Nicely! Ranch Plan has Master plus 2 Additional Bedrooms Downstairs as well as an Upstairs Bonus Room, Bedroom 4 and Full Bath! You'll Love the Spacious Great Room and Bright Open Kitchen! The Laundry Room & Pantry are a Mom's Dream! Oversized Back Deck Provides Plenty of Space for Entertaining w/Retractable Awning Providing Great Shade!

**PENDING/SOLD INFORMATION**

**Pending:**      **Sold:**      **DOM:** 2      **SP:**      **Slr Contr:**

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Prepared By: Wendy Smith

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