

NOW AVAILABLE

MLS #943724

116 Pinion Pond Lane
\$425,000



Approx. 1600 HSF ■ 2 Master Bedrooms ■ 2 Baths ■ 13 Acres

Seclusion! Privacy! Private Stocked Pond! 13 Acres of Pure Relaxation! Custom built home With 2 Master Suites & Large Open FR/Kitchen/Dining Room Area! Tankless Hot Water Heater, Wood Stove for Extra Heat, Extra Insulation, Attic Fan, Wood Floors, Propane Gas Backup Generator and Beautiful Screened Porch. You'll Want to Rock for Hours on Your Lovely Front Porch Overlooking Your Very Own Private Pond!

START PACKIN'! ONE LOOK AND YOU'LL BE READY TO MOVE IN!



Wendy D. Smith
Broker/Realtor®

The
Family Matters
Team
Building Relationships One Home at a Time


KELLER WILLIAMS
REALTY

Lake Norman - Mooresville
118 Morlake Drive, Suite 100
Mooresville, NC 28117

Cell: (704) 634-4135 • Office: (704) 235-1476
Fax: (704) 235-1494
www.thefamilymattersteam.com

FEATURES OF THIS FINE HOME

LOOKING FOR PRIVACY?

Approx. 1600 HSF

2 Master Bedrooms
2 Full Baths

Spacious Open Floorplan

13 Acres of Pure Relaxation



Hardwood Floors

Whole House Generator, Tankless Hot Water Heater, Wood Stove

Private Stocked Pond w/Bunk House

Entertain that Church Youth Group or Any of Your Fishing Buddies!
Lots of Room for Folks to Campout and Fish

Lots of Green Pasture Area and Plenty of Space to Build
If You Need A Larger Home

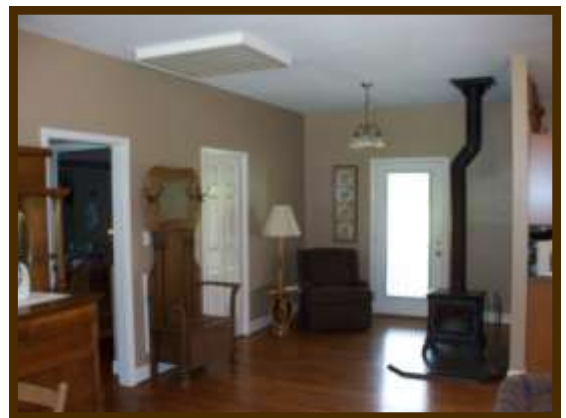
Oversized Screened Porch Looking at Peaceful Land All Around



Home Could Be Used
As a Guest House Should
You Decide to Build

You've Got to See This!

SCHEDULE YOUR
TOUR TODAY! YOU WILL
SURELY LOVE THIS PLACE!







Single Family (Active)
MLS#: 943724
116 Pinion Pond LN
 Troutman, NC 28166

Area: 12/5
LP: \$ 425,000

Media: 8V
Subdivision: None
Tax Loc: Iredell
County: Iredell
Total HLA: 1400 - 1800
Unheated SqFt: 0
Additional SqFt:

SqFt	HLA	Unheated
Main:	1400 - 1800	0
Upper:	0	0
Lower:	0	0
Bsmt:	0	0
Third:	0	0

Beds: 2
Baths: 2/0

New Construction: No

Year Built: 2005

Completed:

SCHOOLS

Elementary: Troutman

Middle: Troutman

High: South Iredell

ROOMS

Main: 2nd Master, Dining Rm, Great Rm, Kitchen, Laundry, Master BR, Sitting

Upper: None

Lower: None

Basement: None

Third: None

	Main	Upper	Lower	Bsmt	Third	Total
Full Baths	2	0	0	0	0	2
Half Baths	0	0	0	0	0	0

PROPERTY

Approx Lot Dimension: 0

Parcel ID: 4731-40-2142.000

Deed Ref: 1044/64

Lot Description:

Approx. Acres: 13

Legal: Tr 1 Pinion P b 55-40

Zoning: R5

Tax Value: \$ 307,420

HOA Fee: \$

HOA Mgmt:

HOA Phone:

DESCRIPTION

Type: Ranch

Parking: 3+ Car Carport

Fireplace: Yes

Floor: Vinyl / Linoleum, Wood

Equipment: Cable Prewire, Ceiling Fan(s), Electric Dryer Hookup, Electric Range/Oven, Exhaust Fan, Microwave, Smoke Detector

Interior Features:

Exterior Features: Building - Storage Shed / Outbuilding, In-Ground Irrigation, Other, Pier, Porch, Porch - Screened, Private Pond

Community Features:

Green Certification: None

HERS Index:

UTILITIES

Water/Sewer: Septic Tank, Well

HVAC: Heat Pump - AC, Heat Pump - Heat

Water Heater: Electric, Gas

EXTRAS

Dual/Var: No

Named Prospects: No

Prop. Fin.: Cash, Conventional

Agent/Owner:

DIRECTIONS

Directions: I-77 N Exit 42, T/L Hwy 21/115, T/L Talley Rd, T/L Lytton Farm (approx. .3 miles). Turn left on Pinion Pond. Go to cul-de-sac and enter through gate. Bear left at Y to go to house.

REMARKS

Seduction! Privacy! Stocked Pond! 13 Acres of Pure Relaxation! Custom built home w/2 Master Suites & Large Open FR/Kitchen/Dining Room. Areal Tankless Hot Water Heater, Wood Stove for Extra Heat, Extra Insulation, Attic Fan, Wood Floors, Propane Gas Backup Generator and Beautiful Screened Porch. You'll Want to Rock for Hours on Your Lovely Front Porch Overlooking Your Very Own Private Pond!

SCHOOL WEBSITES

Troutman Elementary

<http://iss.schoolwires.com/troutmanelem/site/default.asp>

Troutman Middle School

<http://iss.schoolwires.com/troutmanmiddle/site/default.asp>

South Iredell High School

<http://iss.schoolwires.com/southhigh/site/default.asp>