



**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:  
 Beds: 2  
 Baths: 2/0

SqFt	HLA	Unheated
Main:	1400 - 1800	0
Upper:	0	0
Lower:	0	0
Bsmt:	0	0
Third:	0	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      Approx. Acres: 13      Tax Value: \$ 307,420  
 Parcel ID: 4731-40-2142.000      Legal: Tr 1 Pinion Pb 55-40      HOA Fee: \$  
 Deed Ref: 1044/64      Zoning: Rs      HOA Mgmt:  
 Lot Description:      HOA Phone:

**DESCRIPTION**

Type: Ranch      Style: Transitional      Exterior Const: Vinyl  
 Parking: 3+ Car Carport      Driveway: Concrete, Gravel      Foundation: Crawl Space  
 Fireplace: Yes      Fireplace Location: Woodstove      Laundry: 1st Floor  
 Floor: Vinyl / Linoleum, Wood      Doors/Windows: Screen Door(s), Storm Door(s)  
 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: N

**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**

Seclusion! Privacy! Private Stocked Pond! 13 Acres of Pure Relaxation! Custom built home w/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!

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 Prepared By: [Wendy Smith](#), Mon, Jun 7, 2010 02:06 PM