

# NOW AVAILABLE

MLS #936004

498 Hicks Creek Rd.  
**\$309,000**



Virtual Tour at [www.498HicksCreek.com](http://www.498HicksCreek.com)

2837 HSF ■ 4 Bedrooms ■ 2.5 Baths ■ .65 Acres

Country Roads Can Take You Home! Buyers Looking to Escape the City will Love this Home! Awesome Floorplan! Master on Main w/Bedrooms and Loft Upstairs. Spacious Home w/Loads of Room. Decorative Upgrades in DR & Kitchen. Smart Wired.

Peaceful Backyard has Mature Trees and Fence.

Come See it Today! Great Price and Seller's Ready to Move!



**Wendy D. Smith**  
Broker/Realtor®

*The*  
**Family Matters**  
*Building Relationships One Home at a Time* Team

  
**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](http://www.thefamilymattersteam.com)

## FEATURES OF THIS FINE HOME

THE PERFECT HOME  
AWAY FROM IT ALL!

2837 HSF

4 Bedrooms, 2 1/2 Baths

Exterior Construction Hardcoat  
Stucco, Hardboard Siding & Stone

Spacious Two Story Floor Plan

Decorative Upgrades in Kitchen & Dining Room

Hardwoods, Ceramic Tile, Granite Countertops, Carpet

Gorgeous Kitchen w/Stainless Steel Appliances & Beautiful Cabinetry

Master Suite on Main Floor w/Large Walk-In Closet

Expanded Upstairs Features Three Spacious Bedrooms & Roomy Loft

Smart Wired Home

Great Deck Perfect for Entertaining

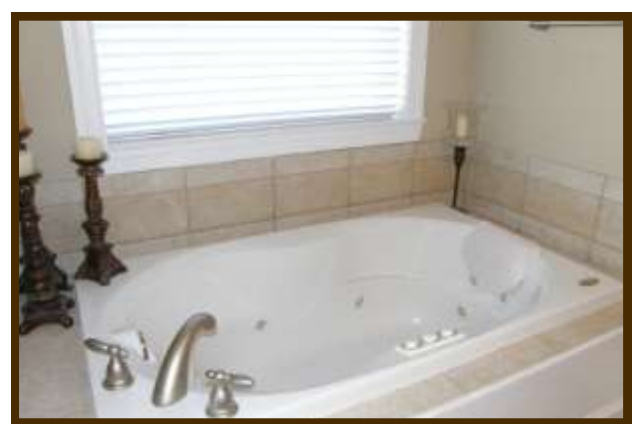
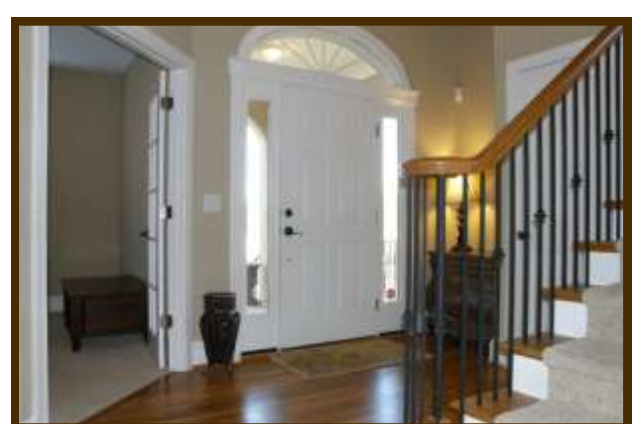


Peaceful Backyard w/Mature  
Trees & Room for a Pool

SCHEDULE YOUR  
TOUR TODAY!

YOU WILL  
SURELY LOVE THIS HOME!









**Single Family (Active)**  
**MLS#:** 936004  
498 Hicks Creek RD  
 Troutman, NC 28166

**Area:** 13/1  
**LP:** \$ 309,000

**Media:** **BY\***  
**Subdivision:** Sarahs Creek  
**Tax Loc:** Iredell  
**County:** Iredell  
**Total HLA:** 2500 - 3000  
**Unheated SqFt:** 0  
**Additional SqFt:** 200 - 400

SqFt	HLA	Unheated
Main:	1400 - 1700	400 - 600
Upper:	1100 - 1300	0
Lower:	0	0
Bsmt:	0	0
Third:	0	0

**Beds:** 4  
**Baths:** 2/1

**New Construction:** No

**Year Built:** 2003

**Completed:**

**SCHOOLS**

**Elementary:** Troutman

**Middle:** Troutman

**High:** South Iredell

**ROOMS**

**Main:** Computer Niche, Dining Rm, Foyer, Great Rm, Kitchen, Laundry, Master BR, Office, Pantry, Utility

**Upper:** Bedroom 2, Bedroom 3, Bedroom 4/Bonus, Loft, Sitting

**Lower:** None

**Basement:** None

**Third:** None

	Main	Upper	Lower	Bsmt	Third	Total
Full Baths	1	1	0	0	0	2
Half Baths	1	0	0	0	0	1

**PROPERTY**

**Approx Lot Dimension:** 98x227x129x233

**Parcel ID:** 4730-05-7646.000

**Deed Ref:** 1799-1996

**Lot Description:** Corner Lot

**Approx. Acres:** 0.65

**Legal:** L2 Sarah's Creek Pb 45-103, 12

**Zoning:** Ra

**Tax Value:** \$ 293,400

**HOA Fee:** \$ 0

**HOA Mgmt:**

**HOA Phone:**

**DESCRIPTION**

**Type:** 2 Story

**Style:** Transitional

**Exterior Const:** Hard Stucco, Hardboard Siding, Stone

**Parking:** 2 Car Garage, Attached, Garage Door Opener

**Driveway:** Concrete

**Foundation:** Crawl Space

**Fireplace:** Yes

**Fireplace Location:** Gas Logs, Great Room

**Laundry:** 1st Floor

**Floor:** Ceramic Tile, Wall-to-wall Carpet, Wood

**Doors/Windows:** Insulated Windows

**Equipment:** Cable Prewire, Ceiling Fan(s), Dishwasher, Disposal, Electric Dryer Hookup, Electric Range/Oven, Ice Maker Connection, Microwave,

**Network Ready, Security System, Smoke Detector**

**Interior Features:** Attic Stairs Pulldown, Whirlpool

**Exterior Features:** Deck, Fenced Yard, Porch

**Community Features:**

**Green Certification:** None

**HERS Index:**

**UTILITIES**

**Water/Sewer:** Septic Tank, Well

**HVAC:** Central Air, Heat Pump - Heat

**Water Heater:** Gas

**EXTRAS**

**Dual/Var:** No

**Named Prospects:** No

**Prop. Fin.:** Cash, Conventional

**Agent/Owner:** N

**DIRECTIONS**

**Directions:** From I-77 take Exit 36. Go west on Hwy. 150 to Perth Road. Turn right on Perth. Turn left on State Park Road. Turn right on Hicks Creek Road. Home will be on the left.

**REMARKS**

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## 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>