

1 Clearview Street, Granite Falls, North Carolina 28630

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List \$: **\$325,000**

MLS#: **4374917**

Status: **ACT**

Legal Desc: **0476/0439 1964**

City Tax Pd To: **Granite Falls**

Lot Dim: **136 x 143 x 136 x 143**

Subdivision: **None**

Category: **Residential**

Parcel ID: **08-16-3-6**

County: **Caldwell**

Acres: **0.48**

Zoning: **R-1**

Deed Ref: **0476/0439**

Elevation:

OSN: **Canopy MLS**

Tax Val: **\$365,700**



General Information

Type: **Single Family**
Style: **Ranch**
Levels Abv Grd: **1 Story w/Bsmt**
Const Type: **Site Built**
SubType:

School Information

Elem: **Granite Falls**
Middle: **Granite Falls**
High: **South Caldwell**

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	3	2/0	2,320	592
Upper:	0	0/0	0	0
Third:	0	0/0	0	0
Lower:	0	0/0	0	0

Below Grade

Beds: **3**
Baths: **3/0**
Yr Built: **1964**
New Const: **No**

Lowest BG Lvl: **0 1/0 1,048 792** Cons Status:

2LQt: **0 0/0 0 0** Builder:
Model:
Prop Compl:

Above Grade HLA: **2,320** Additional SqFt:
Tot Primary HLA: **3,368** Garage SF:

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA Loan**
Assumable: **No**
Spcl Cond: **Estate**
Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for at least one year**

Room Information

Main	Kitchen	Living Rm	Den	Bath Full	Bedroom
	Bedroom	Prim BR	Bath Full	Bath Full	Laundry
	Laundry	Sunroom	FamilyRm		
Bsmnt	Basement	Basement	Basement	Basement	Basement

Parking Information

Main Lvl Garage: **No** Garage: **No** # Gar Sp: Carport: **Yes** # Carport Spc: **2**
Covered Sp: Open Prk Sp: **No** # Assg Sp:
Driveway: **Concrete** Prkng Desc:
Parking Features: **Carport Attached, Driveway**

Features

Lot Description: **Sloped**

Waterbody Nm:

Windows:

Fixtures Exclsn: **No**

Lake/Wtr Amen: **None**

Laundry: **Electric Dryer Hookup, Inside, Laundry Room, Main Level**

Basement Dtls: **Yes/Basement Garage Door, Basement Shop, Exterior Entry, Full, Interior Entry, Partially Finished**

Fireplaces: **Yes/Living Room, Wood Burning, Wood Bu**

2nd Living Qtr:

Construct Type: **Site Built**

Patio/Porch:

Other Structure:

Foundation: **Basement**

Fencing: **Back Yard, Chain Link**

Accessibility:

Exterior Cover: **Brick Full**

Road Surface: **Paved**

Roof: **Architectural Shingle**

Pool Features: **Fenced, In Ground, Outdoor Pool**

Utilities: **Cable Available, Electricity Connected**

Appliances: **Dishwasher, Disposal, Electric Cooktop, Microwave, Wall Oven**

Interior Feat: **Entrance Foyer, Pantry, Walk-In Closet(s)**

Utilities

Sewer: **City Sewer**

Heat: **Heat Pump**

Water: **City Water**

Cool: **Heat Pump**

Association Information

Subject to HOA: **None**

Subj to CCRs: **No**

HOA Subj Dues:

Remarks Information

Public Rmrks: **Well-maintained Brick Ranch with a full, partially finished Basement located in Granite Falls. The home features original hardwood floors throughout much of the main level, with updated flooring in the den, kitchen, family room, and heated basement area. The main level includes a kitchen and den combination, sunroom, living room with fireplace, primary bedroom, two additional bedrooms, and two full bathrooms. A cozy family room is located near the entrance from the attached double carport, as well as the home including a spacious laundry room. The full basement offers a bar area, unfinished full bathroom, and a large open space suitable for recreation. A second fireplace with wood stove insert is also located in the basement. Exterior features include a well-maintained in-ground pool, covered brick patio, 12' x 16' deck, and a garage door providing access to a workshop area. The existing chain-link fence represents an approximate property boundary. Buyer to verify all property lines and features.**

Directions: **Take US Highway 321 North. In Granite Falls, turn LEFT onto Woodlane Street (Captain's Galley). Turn RIGHT onto Forest Avenue. Turn LEFT onto Clearview Street. Property on RIGHT.**

Listing Information

DOM: **57** CDOM: **57**
UC Dt: DDP-End Dt:

Slr Contr:
LTC:

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