

231 Horseshoe Drive, Mount Holly, North Carolina 28120-9776

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List \$: **\$113,300**

MLS#: **4164959**

Category: **Residential**

County: **Gaston**

Status: **ACT**

Parcel ID: **201883**

Acres: **0.95**

Legal Desc: **See metes and bounds description**

City Tax Pd To: **No City Taxes Paid**

Tax Val: **\$44,530**

Zoning: **R-1**

Subdivision: **None**

Deed Ref: **5120-438**

OSN: **Canopy MLS**



General Information

Type: **Single Family**
Style: **1 Story**
Levels Abv Grd: **1 Story**
Const Type: **Manufactured**
SubType: **Manufactured Singlewide**

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	3	2/0	911	
Upper:			0	
Third:			0	
Lower:			0	
Bsmt:			0	
2LQt:				

Building Information

Beds: **3**
Baths: **2/0**
Yr Built: **1991**
New Const: **No**
Prop Compl:
Cons Status:
Builder:
Model:

Above Grade HLA: **911**
Tot Primary HLA: **911**

Additional SqFt:
Garage SF:

Additional Information

Assumable: **No**

Spcl Cond: **None**

Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for less than one year**

Room Information

Main **Prim BR**

Parking Information

Main Lvl Garage: **No** Garage: **No** # Gar Sp: Carport: **No** # Carport Spc:
Covered Sp: Open Prk Sp: **No** # Assg Sp:
Driveway: **Gravel** Prkng Desc:
Parking Features: **Driveway**

Features

Windows: Laundry: **In Mud Room**
Fixtures Exclsn: **No** Basement Dtls: **No**
Foundation: **Crawl Space** Fireplaces: **Yes/Family Room, Gas Log(s)**
Accessibility: Construct Type: **Manufactured**
Exterior Cover: **Aluminum** Road Frontage:
Road Surface: **Paved** Patio/Porch:
Appliances: **Beverage Refrigerator, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Microwave, Refrigerator**

Utilities

Sewer: **Septic Installed** Water: **Well Installed**
Heat: **Electric** Cool: **Central Air**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues:

Public Remarks

Selling via Swicegood Seized Assets, this 911 sq/ft manufactured home offers a 3 bed/2 bath layout in a GREAT location. This large lot is Just under an acre and is located on a peninsula, surrounded by Mountain Island Lake. Home is in need of repairs and is sold "as-is." MANUFACTURED HOME IS CONSIDERED PERSONAL PROPERTY AND SELLER DOES NOT HAVE TITLE. BUYER WILL RECEIVE SPECIAL WARRANTY DEED FOR REAL PROPERTY WITH FULLY INSURABLE TITLE BUT NO GUARANTEES ARE MADE IN REFERENCE TO MANUFACTURED HOME TITLE. This property is being sold on behalf of the US Marshals and is a seized governmental asset. Offers accepted via "Letter of Intent" form on listing agent's website. Contact listing agent for more information.

Agent Remarks

Property is a seized real property asset being sold on behalf of the US Marshals Service. Visit Ready2Bid dot com and view "seized assets" tab for video tour and more information and for SAMPLE US Marshals contract addendum that is used in addition to OTP. Property is being sold AS-IS. Seller is accepting offers in the form of a "letter of intent, which is a PDF form on listing agent's website. MANUFACTURED HOME IS CONSIDERED PERSONAL PROPERTY AND SELLER DOES NOT HAVE TITLE. BUYER WILL RECEIVE WARRANTY DEED FOR REAL PROPERTY BUT NO GUARANTEES ARE MADE IN REFERENCE TO MANUFACTURED HOME TITLE. Call Listing Agent for more info. NO SELLER SIGNED DISCLOSURES BUT ALL WILL BE MARKED NO REPRESENTATION.

Showing Instructions/Directions

Lockbox/Key, Showing Service

From Hwy. 321, turn North onto Horseshoe Bend Beach Road. Turn RIGHT on to Horseshoe Drive. Property is on LEFT.

List Agent/Office Information

DOM: **0** CDOM: **0** Expire Dt: **12/31/2024**
Mkt Dt: **07/27/2024** DDP-End Dt:
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Zach Johnson (62482)** List Agreemnt: **Exclusive Right To Sell**
List Office: **The Swicegood Group Inc (10160)** Agent Phone: **828-408-1651**
Buyer Agency: **1%** Office Phone: **336-751-4444**
Dual/Var: **No** Transact Bkr: Bonus:
Web URL: Seller Name: **United States of America**
Full Service: **Full Service**

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