

1963 Knolls Drive, Newton, North Carolina 28658-9382

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List \$: **\$100,000**

MLS#: **4179507** Category: **Residential**
Status: **ACT** Parcel ID: **3638129512320000**
Legal Desc: **LOT 41 BLOCK A PLAT 21-162**
City Tax Pd To: **No City Taxes Paid**
Subdivision: **The Knolls**

County: **Catawba**
Acres: **1.61** Bid **Starting Bid**
Zoning: **R-20**
Deed Ref: **1561-471**
OSN: **Canopy MLS**

Tax Val: **\$433,000**



General Information

Type: **Single Family**
Style: **Colonial**
Levels Abv Grd: **2 Story**
Const Type: **Site Built**
SubType:

School Information

Elem: **Maiden**
Middle: **Maiden**
High: **Maiden**

| Level | # Beds | FB/HB | HLA | Non-HLA |
|--------|----------|------------|--------------|------------|
| Main: | 0 | 0/1 | 2,149 | 748 |
| Upper: | 3 | 2/0 | 1,035 | 240 |
| Third: | | | 0 | |
| Lower: | | | 0 | |
| Bsmt: | | | 0 | |
| 2LQt: | | | | |

Building Information

Beds: **3**
Baths: **2/1**
Yr Built: **1988**
New Const: **No**
Prop Compl:
Cons Status:
Builder:
Model:

Above Grade HLA: **3,184**
Tot Primary HLA: **3,184**

Additional SqFt:
Garage SF:

Additional Information

Prop Fin: **Cash, Conventional**
Assumable: **No**
Spcl Cond: **Estate**
Rd Respons: **Privately Maintained Road**

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

Upper **Prim BR**

Room Information

Main Lvl Garage: **Yes** Garage: **Yes**
Covered Sp: Open Prk Sp: **No**
Driveway: **Concrete**
Parking Features: **Garage Attached**

Parking Information

Gar Sp: **2** Carport: **No** # Carport Spc:
Assg Sp:
Prkng Desc:

Features

Lot Description: **Level, Private, Wooded**
Windows:
Fixtures Exclsn: **No**
Foundation: **Crawl Space**

Laundry: **Main Level**
Basement Dtls: **No**
Fireplaces: **Yes/Family Room, Living Room, Wood Burning**

Accessibility:
Exterior Cover: **Brick Partial, Vinyl**
Road Surface: **Paved**
Roof: **Architectural Shingle**
Appliances: **Dishwasher, Electric Range, Electric Water Heater, Refrigerator, Wall Oven**
Floors: **Carpet, Wood**

Construct Type: **Site Built**
Road Frontage:
Patio/Porch:
Other Structure:

Sewer: **Septic Installed**
Heat: **Heat Pump**

Utilities

Water: **Public Water**
Cool: **Central Air**

Subject to HOA: **Optional**
HOA Mangement:

Association Information

Subj to CCRs: **Yes** HOA Subj Dues: **Voluntary**
HOA Phone: Assoc Fee: **\$60/Annually**

Public Remarks

SELLING VIA ONLINE AUCTION, LIST PRICE IS OPENING BID. Welcome to your new home, a colonial style masterpiece located in the desirable "The Knolls" community of Newton, NC! This picturesque 3 bed/2.5 bath custom brick home offers 3,184 +/- sq/ft of living space with no expenses spared when built. This move-in ready home features an enormous master suite, multiple fireplaces, a spacious sunroom and SO much more. Privacy is guaranteed with the expansive 1.61 +/- acre wooded lot that backs up to large tracts of wooded acreage. Membership to HOA is \$60 annually. This property is being sold on behalf of the estate of the late Carolyn Rowlett. Property is sold "as-is, where-is" and this online-only auction ends 9/24/24 at 6pm. The property will be open to the public for preview on 9/7/24 from 9am to 11am and 9/18/24 from 2pm to 8pm.

Agent Remarks


Auction information and video tour can be found at www.ready2bid.com. All personal property will be sold and removed from real property by 9/18/24. Your client must register and bid themselves. Brokers only need to complete "broker participation form" found under FAQ section of our website to "claim" your client. Listing agent is also Auctioneer. Zach Johnson NCAL 10166. The Swicegood Group, Inc. NCAFL 8790.

Showing Instructions, Considerations, and Directions

Combination Lock Box, Showing Service, Sign

From Business Hwy. 321, turn west onto Rome Jones Rd. Turn Left onto Knolls Drive. Property is on Left.

List Agent/Office Information

DOM: **7** CDOM: **7**
Mkt Dt: **09/03/2024**
Agent/Own: **No**
For Appt Call: **800-746-9464**
List Agent: **Zach Johnson (62482)** 
List Office: **The Swicegood Group Inc (10160)**
Seller Name: **Rowlett Estate**
Web URL:

DDP-End Dt: Expire Dt: **10/31/2024**
List Agreement: **Exclusive Right To Sell**
Agent Phone: **828-408-1651**
Office Phone: **336-751-4444**
Full Service: **Full Service**

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Price: \$100,000

AUCTION
COLONIAL STYLE MASTERPIECE



NEWTON, NC / 3,184 +/- SQ/FT / 1.61 ACRE LOT
ONLINE ONLY AUCTION AUCTION ENDS 9/24/24





