

7270 Franklin Road Lewisville, NC 27023

MLS#: **1202264** Tax Map:
Property Type: **Residential** Tax Block:
Sub Type: **Stick/Site Built** Tax Lot:
Structure: **House**
Tax Parcel: **5886-33-5258 & 5886-33-4341**

Tax Year: **2025** Deed Restr: **No** Status: **Active**
Tax Value: **\$398,000** Zoning: **SFR** List Price: **\$233,750**
Tax Amount: **\$3,168** Plat Bk/Pg:
Tax Rate: **1.3600** Deed Bk/Pg: **001966/01754** DOM: **67**
CDOM: **67**



Dwelling Information
Year Built: **1983**
Story #: **Split Foyer**
Basement Y/N: **No**
Foundation: **Basement**
of Fireplaces: **1**
Bedroom Information
of Beds: **3**
Primary On Main: **Yes**
Bathroom Information
of Full Baths: **2**
of Half Baths: **1**

Location Information
County: **Forsyth**
Subdivision: **Shallowford Lakes**
Construction Info
Built Info: **Existing**
Parcel Information
Acreage: **0.95**
Pool: **No**

SqFt Information
Htd SF Up Lvl: **1,452**
Htd SF Lw Lvl: **656**
Total Living Area
Total Htd SF: **2,108**
Total Square Footage
SqFt Total: **2,108**

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	15ft 4in X 14ft 8in	Primary Bedroom	Main	11ft 7in X 15ft 6in
2nd Bedroom	Main	11ft 7in X 12ft 1in	3rd Bedroom	Main	15ft 4in X 12ft 0in
Kitchen	Main	11ft 7in X 13ft 0in	Dining Room	Main	11ft 7in X 10ft 3in
Den	Basement	25ft 2in X 14ft 3in	Laundry Room	Basement	12ft 11in X 7ft 10in

Bathrooms
En Suite Bath: **Yes** Full Baths Main: **2** Full Baths Upper/2nd/3rd/4th: **0** Full Baths Lower/Basement: **0**
Half Baths Main: **0** Half Baths Upper/2nd/3rd/4th: **0** Half Baths Lower/Basement: **1**

Parking: **Garage** Garage/Carport Spaces: **2** Garage/Carport Description: **Attached Garage**

Exterior Finish: **Brick, Vinyl** Fireplaces: **1/Den**

Heating: **Heat Pump** Heating Fuel: **Natural Gas** Cooling: **Central** Water Heater: **Tankless** Water: **Public** Sewer: **Septic**

Directions: **7270 Franklin Road Lewisville, NC 27023**

Public Remarks: **ONLINE ONLY AUCTION, LIST "PRICE" IS NOT SELLER'S ASKING BUT TAX VALUE OR HIGH BID PLUS BUYER PREMIUM. Welcome to 7270 Franklin Road in Lewisville, NC – a well-kept split-foyer home offering comfort, space, and convenience. With approx. 2,100 sq ft, this 3-bed, 2.5-bath home sits on .95 acres across PINs 5886-33-5258 & 5886-33-4341, featuring mature landscaping and a spacious yard ideal for play, gardening, or future outdoor living. The upper level includes bright living areas and three bedrooms, including an owner's suite. The lower level offers a large den with brick fireplace, half bath, and walk-out access, creating great flex space for entertaining or a home office. A two-car garage provides storage and daily convenience. Minutes to Lewisville shops, parks, schools, and quick access to Winston-Salem. Don't miss this auction opportunity—register and bid today.**

Agent Only Remarks: **This is an online only auction. Listing price is not sellers asking price but high bid +10% buyer premium or tax value. Auction Firm handles contract draft through closing. Please fill out broker participation form on our website at ready2bid.com under FAQ tab.**

Home Owner Assoc: **Yes** HOA Fee 1: **620.00** HOA Fee 1 Paid: **Annual**
HOA Management Name: HOA Fee 2: HOA Fee 2 Paid: HOA Management Phone: HOA Management Email:

List/Marketing Date: **11/14/2025** DDP End Date: Modification Dt: **01/19/2026** Show Instruct: **Appointment Required**
Contract Date: Withdrawn Dt: Photo Modification: **12/23/2025** Appt Phone: **855-920-8200**
Closed Date: Expire Date: **03/31/2026** Status Chg Date: **11/14/2025**

Owner Name: **PRIES** Type of Sale: **Auction** LF Holds Earnest \$: **Yes**
Listing Agreement Type: **Auction** Listing Service Type: **Full Service**
Listing Office: **The Swicegood Group, Inc. (WTSG01) Lic#C15864** List Office Phone: **336-751-4444**
Listing Agent: **T. Kyle Swicegood (WSWICEGO) Lic#195929 lizswicegood@gmail.com** Preferred Phone: **336-751-4444**
Seller Rep: **Owned property for at least one year** Auction Price Type: **Tax Value** Broker Package: **No**
Financing Opt: **Cash, Conventional** Advertise on Inet: **Yes** Address on Inet: **Yes**
Allow AVM: **Yes** Allow Blog: **Yes**

