

2710 Lee Lawing Road #12, Lincolnton, North Carolina 28092-7520

2710 Lee Lawing Road #12, Lincolnton, North Carolina 28092-7520

List \$: **\$1,480,000**

MLS#: **4163442** Category: **Residential**
 Status: **CS** Parcel ID: **100021**
 Legal Desc: **OUP TCL CANCELLOR PARK**
 City Tax Pd To: **No City Taxes Paid**
 Subdivision: **none**

County: **Lincoln**
 Acres: **5.48**
 Zoning: **R-SF**
 Deed Ref: **2760-772**
 OSN: **Canopy MLS**



General Information

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

School Information

Elem: **Pumpkin Center**
 Middle: **North Lincoln**
 High: **North Lincoln**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	2	3/1	2,665	
Upper:	3	3/0	1,828	
Third:			0	
Lower:			0	
Bsmt:			0	
2LQt:				

Building Information

Beds: **5**
 Baths: **6/1**
 Yr Built: **2019**
 New Const: **No**
 Prop Compl:
 Cons Status:
 Builder:
 Model:

Above Grade HLA: **4,493** Additional SqFt: **1,680**
 Tot Primary HLA: **4,493** Garage SF:

Additional Information

Prop Fin: **Cash, Conventional, FHA, VA Loan**
 Assumable: **No**
 Spcl Cond: **None**
 Rd Respons: **Publicly Maintained Road**

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

Room Information

Room	Prim BR	2nd Pr BR	Bath Half	Bed/Bonus	Bath Full
Main	Bath Full	Bath Full	Kitchen	Living Rm	Dining Rm
Upper	Bedroom	Bedroom	Bedroom	Bath Full	Bath Full

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **4** Carport: **No** # Carport Spc:
 Covered Sp: **2** Open Prk Sp: **No** # Assg Sp:
 Driveway: **Gravel** Prkng Desc:
 Parking Features: **Driveway, Garage Attached, Garage Detached, Garage Shop**

Features

Lot Description: **Private, Stream/Creek, Trees, Wooded**
 Windows: **Insulated Window(s)**
 Fixtures Exclsn: **Yes/Garage air compressor, black motorcycle rack in garage**
 Foundation: **Crawl Space**
 Fencing:
 Accessibility:
 Exterior Cover: **Hardboard Siding, Stone**
 Road Surface: **Paved**
 Roof: **Architectural Shingle**
 Other Equipmnt: **Fuel Tank**
 Appliances: **Dishwasher, Disposal, Double Oven, Exhaust Hood, Gas Cooktop, Microwave, Refrigerator, Tankless Water Heater**
 Interior Feat: **Attic Walk-in, Built-in Features, Drop Zone, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Walk-In Pantry**
 Floors: **Tile, Wood**

Utilities

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

Association Information

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

Public Remarks

Welcome to a magnificent custom-built home situated on 5.4 acres of serene. This exquisite property offers 5 spacious bedrooms and 6.5 luxurious baths there is an additional office/bedroom/flex room as well. As you enter this elegant home, you are greeted by an expansive open floor plan that seamlessly blends modern design with timeless sophistication. The gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, custom cabinetry, Pot filler, custom barn wood hood and a large island perfect for culinary creations. Livingroom has Custom Barn wood ceiling designs. The main primary suite is a true retreat, featuring a spa-like ensuite bath with a soaking tub, walk-in shower, and dual vanities with custom barn wood design ceilings. Each additional bedroom has custom features with their own private ensuite baths. The property also includes a large, detached 30x40 garage wired for 100 Amp service, and also includes a 12ft x 40ft lean-to and ample parking for multiple vehicles.

Agent Remarks

Several more custom upgrades to this home see featured list attached, Custom motorcycle rack will not convey or air compressor in detached garage, Seller will need at least 1 hour advance time for showings, Dog maybe in the master bedroom in crate during showings, Home has 2 insta hot water heaters, Professional photos and measurements to come.

Showing Instructions/Directions

Lockbox/Key, Showing Service, Sign

List Agent/Office Information

DOM: 0	CDOM: 01/21/2025	Expire Dt: 01/21/2025
Mkt Dt: 08/01/2024	UC Date:	DDP-End Dt:
Agent/Own: No		Off Mkt Dt:
For Appt Call: 800-746-9464		List Agreement: Exclusive Right To Sell
List Agent: Ashlyn Austin (R13344)		Agent Phone: 704-201-1066
List Team: The Premier Team (75586)		
List Office: RE/MAX EXECUTIVE (130302)		Office Phone: 704-815-3200
Buyer Agency: 2%	Sub Agency: 0%	Transact Bkr: Full Service
Dual/Var: No		Seller Name: Boykin James Dale Jr
Web URL:		Full Service: Full Service

©2024 Canopy MLS. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 07/31/2024 11:16:15 AM
 The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

Owner Information

Owner: **Boykin James Dale Jr** Co-Owner: **Boykin Sandra Huss**
 Tax Billing Address: **2710 Lee Lawing Rd** Tax Billing City & State: **Lincolnton Nc**

Tax Billing Zip: **28092**
Owner Occupied: **0**

Tax Billing Zip+4: **7520**

Location Information

School District: **Lincoln County Schools** Subdivision: **Chancellor Park Map #2**
Township: **Ironton** Census Tract: **070902**
Carrier Route: **R003** Zoning: **R-SF**
Neighborhood Code: **464A2**

Estimated Value

RealAVM™: **\$1,143,100** RealAVM™ Range High: **\$1,264,600**
RealAVM™ Range Low: **\$1,021,500** Value As Of: **07/22/2024**
Confidence Score: **78** Forecast Standard Deviation: **11**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score ranges from 0 to 100.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range of values.

Tax Information

Parcel ID: **100021** % Improved: **89**
Lot #: **12** Tax Area: **4**
Tax Appraisal Area: **4**
Legal Description: **OUPTCL CHANCELLOR PARK**

Assessment & Taxes

Assessment Year	2023	2022	2021
Assessed Value - Total	\$1,037,768	\$561,861	\$561,861
Assessed Value - Land	\$110,796	\$48,868	\$48,868
Assessed Value - Improved	\$926,972	\$512,993	\$512,993
YOY Assessed Change (\$)	\$475,907	\$	
YOY Assessed Change (%)	85%	0%	
Market Value - Total	\$1,037,768	\$561,861	\$561,861
Market Value - Land	\$110,796	\$48,868	\$48,868
Market Value - Improved	\$926,972	\$512,993	\$512,993
Tax Year	2023	2022	2021
Total Tax	\$6,383.12	\$4,267.15	\$4,267.15
Change (\$)	\$2,116	\$	
Change (%)	50%	0%	

Characteristics

Land Use - Universal:	Sfr	Land Use - County:	Residual
Lot Acres:	5.56	Lot Sq Ft:	242,150
Year Built:	2019	Heat Type:	Heat Pump
Effective Year Built:	2019	Style:	CUSTOM/DESIGNER
# of Buildings:	1	Stories:	2
Building Sq Ft:	4,204	Total Building Sq Ft:	4,204
Bedrooms:	6	Total Baths:	7
Full Baths:	6	Half Baths:	1
Total Rooms:	16	Heat Type:	Heat Pump
Fireplaces:	2	Parking Type:	Garage
Garage Sq Ft:	1,200		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
FORMULA PASTE ERROR	S	1,200			2020
	S	480			2020

MLS#: **4163442**
2710 Lee Lawing Road #12, Lincolnton, NC 28092-7520
Price: **\$1,480,000**





formal dining



guest / office main



quest / office ensuite full bath



guestroom 1 main



guest room 1 full bath



Kitchen



laundry main



drop zone



1/2 bath main



Mast



Master bath





master closet



1st bed upstairs



ensuite bathroom 1st



2nd bed upstairs



2nd bed closet



ensuite math 2nd room



3rd room upstairs



3rd room ensuite bath



4 car attach garage



shop



shop



Listing History from MLS

MLS #: [4163442](#)
Coming Soon-No Show

[2710 Lee Lawing Rd #12 Lincolnton, NC 28092](#)

Category: **RESI**
Type: **Single Family**



DOM Price	Mls Change Type	Effective	Chg Info	Agt ID	Ofc ID
\$1,480,000	Coming Soon	08/01/2024	INC->CS	R13344	130302

MLS #: **3385916**
Closed

[000 Lee Lawing Rd Lincolnton, NC 28092](#)

Category: **LAND**
Type: **Acreage**



DOM Price	Mls Change Type	Effective	Chg Info	Agt ID	Ofc ID
72 \$50,000	Closed	08/03/2018	UCS->CLOSD	98808	302003
72 \$56,500	UC - Show	07/10/2018	ACT->UCS	98808	302003
\$56,500	New Listing	04/30/2018	->ACT	98808	302003

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Multi/Split	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type
08/03/18	07/30/18	\$50,000			Boykin James D Jr & Sandra H	Eric D Tucker Builders Llc	2760-772	Warranty Deed

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code
01/03/2022	\$508,000		CONVENTIONAL	YEARS
01/28/2020	\$33,900		CONVENTIONAL	
12/02/2019	\$484,000		CONVENTIONAL	YEARS

MLS#: **4163442** **2710 Lee Lawing Rd Unit #12, Lincolnton, NC 28092** Price: **\$1,480,000**

Room	Level	Dimensions	Features
Prim BR	Main		Built-in Features, En-Suite Bathroom, Walk-In Closet(s)
2nd Pr BR	Main		Built-in Features, Walk-In Closet(s)
Bath Half	Main		
Bed/Bonus	Main		En-Suite Bathroom, Walk-In Closet(s)
Bath Full	Main		
Bath Full	Main		
Bath Full	Main		
Kitchen	Main		Kitchen Island, Open Floorplan, Walk-In Pantry
Living Rm	Main		Open Floorplan
Dining Rm	Main		
Laundry	Main		Built-in Features
Bath Half	Main		
Bedroom	Upper		
Bedroom	Upper		En-Suite Bathroom, Walk-In Closet(s)
Bedroom	Upper		En-Suite Bathroom, Walk-In Closet(s)
Bath Full	Upper		
Bath Full	Upper		
Bath Full	Upper		

Listing Agent:

Listing Office:



Ashlyn Austin (R13344)

User Class: **Subscriber**
License #: **SC 135452**
NC 333505
Direct: [704-201-1066](tel:704-201-1066)
Cell: [704-201-1066](tel:704-201-1066)
Fax:
Email: ashlynb08@gmail.com
Agent Web:
Designations:
Prim Assoc: **Canopy Realtor Association**

RE/MAX EXECUTIVE (130302)

17039 Kenton Drive, Ste 200 E
Cornelius, North Carolina 28031
MP Name: **Sandy McAlpine**
MP Email: Sandyisyouragent@gmail.com
Phone: [704-815-3200](tel:704-815-3200)
Fax: [704-815-3210](tel:704-815-3210)
Office Email: sandy@sandyisyouragent.com
Web Site: www.homesatthelake.com
Prim Assoc: **Canopy Realtor Association**
Firm License: **NC C22734**

Team Name:

Team Phone:

Team Email:

The Premier Team (75586)

[980-285-0009](tel:980-285-0009)

jefflynch@remax.net

MLS#: **4163442** **2710 Lee Lawing Rd Unit #12, Lincolnton, NC 28092** Price: **\$1,480,000**

Remarks: **Welcome to a magnificent custom-built home situated on 5.4 acres of serene. This exquisite property offers 5 spacious bedrooms and 6.5 luxurious baths there is an additional office/bedroom/flex room as well. As you enter this elegant home, you are greeted by an expansive open floor plan that seamlessly blends modern design with timeless sophistication. The gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, custom cabinetry, Pot filler, custom barn wood hood and a large island perfect for culinary creations. Livingroom has Custom Barn wood ceiling designs. The main primary suite is a true retreat, featuring a spa-like ensuite bath with a soaking tub, walk-in shower, and dual vanities with custom barn wood design ceilings. Each additional bedroom has custom features with their own private ensuite baths. The property also includes a large, detached 30x40 garage wired for 100 Amp service, and also includes a 12ft x 40ft lean-to and ample parking for multiple vehicles.**

Agent: **Several more custom upgrades to this home see featured list attached, Custom motorcycle rack will not convey or air compressor in detached garage. Seller will need at least 1 hour advance time for showings, Dog maybe in the master bedroom in crate during showings, Home has 2 insta hot water heaters, Professional photos and measurements to come.**

2710 Lee Lawing Road #12, Lincolnton, North Carolina 28092-7520

MLS#: **4163442**

List Price: **\$1,480,000**

Date/Time: **08/03/2024 10:00AM-12:00PM**

Open To: **Public**

Flood Zone Code:

X

Flood Zone Panel:

3710366400J

Flood Zone Date:

08/16/2007

Special Flood Hazard Area (SFHA):

Out

Flood Code Description:

Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

This map/report was produced using multiple sources. It is provided for informational purposes only. This map/report should not be relied upon by any third parties. It is not intended to satisfy any regulatory guidelines and should not be used for this or any other purpose.



