



Residential For Sale | Home | Townhouse

5218 Polo Gate Boulevard . Charlotte , NC 28216

Unique, Basement Town Home In 55+ Active Adult Community

3 beds | 3 baths | 2807 sq. ft.

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Location Map



Property Type

Property status	Available
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Property Price

Asking Price	\$400000
Total Finished Sq. Ft.	2807
Total Lot size	.11 Acres
Price per Sq. Ft.	\$143
Year built	2014
Overall Property Condition	Excellent

Listing Info

Listing ID: 2275
Available

For Sale

\$400,000

Listing Presented by

Annual Property Tax Rate for this property	0.86%
Property tax total amount	\$3440
HOA dues - \$ per month	\$300
Commission Split %	3.0%

Financing

This property can be financed	
Conventional Loan	Yes
FHA Loan	No
VA Loan	Yes
Mello-Roos	Don't Know
USDA / RHS Loans	No
Hard Money Loan	Don't Know

Property Location & Description

Listing Headline	Unique, Basement Town Home In 55+ Active Adult Community

Property Description	Transitional-style patio home with fully finished basement in The Polo Club at Mountain Island Lake, a 55+ Active Adult community, is perfect for empty-nesters, retirees, those wanting one-story living with a main-level master suite. The open, airy split-bedroom plan is ideal for casual living and more formal entertaining. Turn-key and move-in ready, home features multiple outdoor living areas. The gated community features a pool, clubhouse, fitness room, walking trails. With the exterior maintenance and landscaping handled by the HOA, this home provides a "lock and leave" lifestyle. The one-owner home is turn-key and move-in ready and features a split-bedroom, open, flowing floor plan, as well as multiple outdoor living and entertaining spaces. This is one of just a handful of homes in The Polo Club at Mountain Island Lake with a finished basement that provides a large recreation room and a bedroom/bathroom suite. The beautiful home, sure to please the most discerning buyer, is designed with functional and efficient design, ideal for casual living, entertaining, hosting visitors. It's also built for outdoor living with a large, Trex deck, a screened porch, and covered patio (which is "hot tub ready").
Location Description	Mountain Island Lake. Polo Club at Mountain Island Lake provides easy access to an abundance of shopping and dining options, medical services, golf, parks, I-77 and I-485, as well as to Charlotte's uptown and Charlotte-Douglas International Airport.

Home information

Beds	3
Baths	3

Property Information

Amenities	Fitness center Gated entry Over 55+ active community Pool
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Community Features	Curbs Sidewalks
Outdoor Amenities	Balcony/patio Deck Lawn Porch Sprinkler system
Additional Features	42 inch wood kitchen cabinets; granite counters; roman-style step-in shower; 6 foot whirlpool tub; patio is hot tub-ready.; custom screened porch; trey ceilings.

Building and Construction

Architectural style	Other
Basement	Finished
Exterior	Cement / Concrete Stone
Basement sq. ft.	996

Room Features

Appliances	Dishwasher Garbage disposal Microwave Range / Oven Refrigerator
Floor Covering	Carpet Hardwood Tile
Rooms	Dining room Laundry room Master bath Office Pantry Recreation room Walk-in closet

Indoor Amenities	Cable ready Ceiling fans Double pane/storm windows Fireplace Jetted tub Hi-Speed Internet
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Utilities

Cooling System	Central
Heating System	Forced air
Heating Method	Gas

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Garage - Attached
# of Covered Parkings	2
Garage sq. ft.	546

Energy Efficiency

How old is you cooling and heating system?	6 Years
Windows single-pane?	No
Natural daylight	Yes

Neighborhood lifestyle

Lifestyle	Retirement
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More information

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<https://listings.realbird.com/J9G4T5D6/561794.aspx>

Open house

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