

Welcome Home!



104 Arbor Drive
Waxhaw, NC 28173





Your Dream Porch Awaits!

Check out this back porch—an entertainer's dream! Spacious and versatile, it's perfect for outdoor dining, catching up with friends, or simply soaking in the peaceful surroundings. Imagine a summer evening here: string lights aglow, laughter in the air, and the gentle hum of cicadas. Whether it's morning coffee or evening gatherings, this porch has you covered.

Craving a more private escape? The primary bedroom opens directly onto this inviting space—a serene spot to start your day with a steaming cup of coffee and the soothing sounds of birdsong. What better way to wake up than on a cozy porch bathed in morning light?

The Ultimate Flex Space!

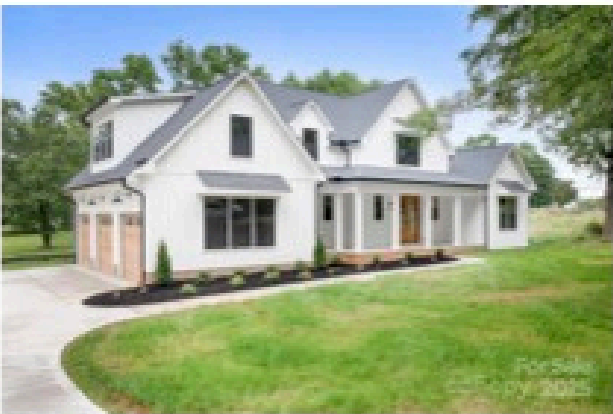
Step into the expansive bonus room—a space limited only by your imagination! Whether you're dreaming of a home theater, a game room, or the ultimate hobby haven, this versatile area has room to spare. Host movie nights, set up a creative studio, or create a cozy lounge for family time—the possibilities are endless.

With plenty of natural light and ample floor space, this room adapts to your lifestyle. It's the perfect blank canvas to make your own, whether you're seeking a lively gathering spot or a peaceful retreat.



104 Arbor Drive, Waxhaw, North Carolina 28173

104 Arbor Drive, Waxhaw, North Carolina 28173					List Price: \$900,000
MLS#:	4258251	Category:	Residential	County:	UnionNC
Status:	ACT	City Tax Pd To:	Waxhaw	Tax Val:	\$57,800
Subdivision:	None			Complex:	
Zoning Spec:	R-3	Zoning:			
Parcel ID:	05-116-035	Deed Ref:	8701/553		
Legal Desc:	TRACT 2A OPCK206 OPCM413				
Apprx Acres:	0.49	Apx Lot Dim:	115X157X144X174		



General Information

Type:Single Family

Style:

Levels Abv Grd:2 Story

Const Type:Site Built

SubType:

School Information

Elem:Waxhaw

Middle:Parkwood

High:Parkwood

Building Information

Beds:4

Baths:3/1

Yr Built:2025

New Const:Yes

Prop Compl:

Cons Status:Complete

Builder:

Model:

Level# BedsFB/HBHLA Non-HLA

Main:11/11,768

Upper:32/01,644

Third:0

Lower:0

Bsmt:0

2LQt:0

Above Grade HLA:3,412

Tot Primary HLA:3,412

Additional SqFt:

Garage SF:

Additional Information			
Prop Fin:	Cash, Conventional	Ownership:	Seller owned for at least one year
Assumable:	No		
Spcl Cond:	None		
Rd Respons:	Publicly Maintained Road		

Room Information			
Main	Dining Rm	FamilyRm	Prim BR
	Mud	Laundry	Bath Half
Upper	Bedroom	Bedroom	Kitchen
	Bath Full	Bath Full	Loft
			Bonus Rm

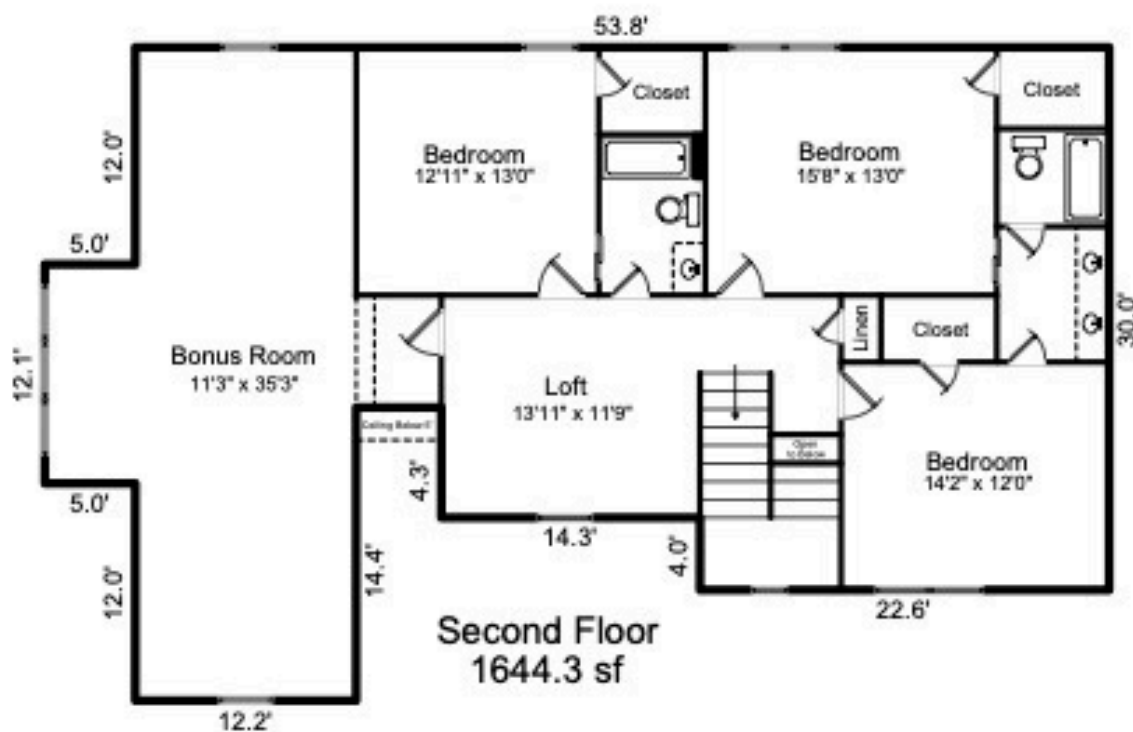
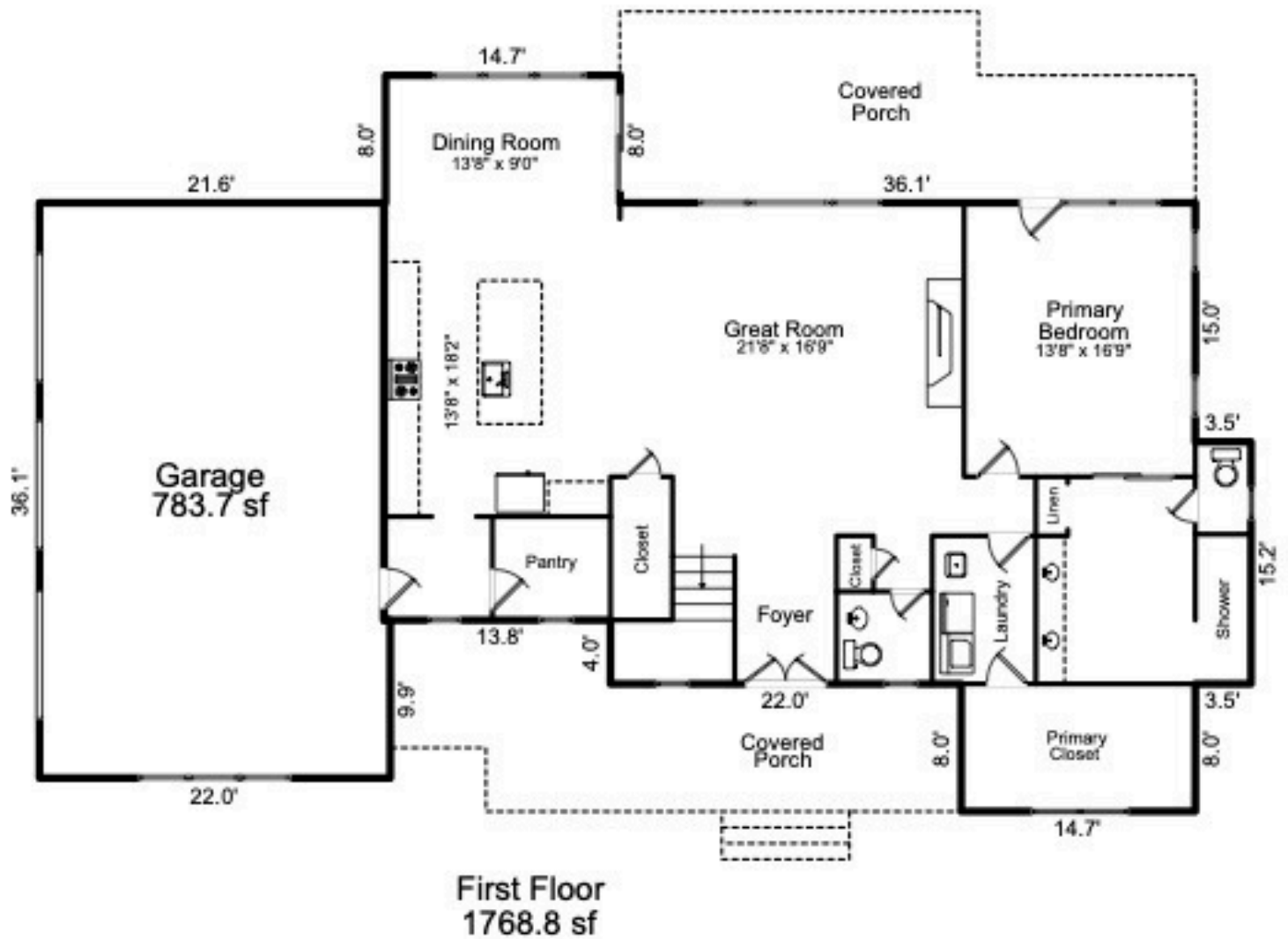
Parking Information			
Main Lvl Garage:	Yes	Garage:	Yes
Covered Sp:		Open Prk Sp:	No
Driveway:	Concrete	# Gar Sp:	3
Parking Features:	Garage Attached, Garage Door Opener, Garage Faces Side	# Assg Sp:	
		Prkng Desc:	

Features			
View:	Water	Doors:	Pocket Doors, Sliding Doors
Windows:	Insulated Window(s)	Laundry:	Inside, Laundry Room, Main Level
Fixtures Excls:	No	Basement Dtls:	No
Foundation:	Crawl Space	Fireplaces:	Yes/Electric, Family Room
Accessibility:		Construct Type:	Site Built
Exterior Cover:	Fiber Cement	Road Frontage:	
Road Surface:	Paved	Patio/Porch:	Covered, Deck, Front Porch, Rear Porch
Roof:	Architectural Shingle	Other Structure:	
Security Feat:	Smoke Detector	Inclusions:	
Appliances:	Dishwasher, Electric Range		
Interior Feat:	Attic Stairs Pulldown, Drop Zone, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Walk-In Pantry		
Floors:	Vinyl Plank		

Utilities			
Sewer:	Septic Installed	Water:	County Water
Heat:	Forced Air	Cool:	Central Air
Association Information			
Subject to HOA:	None	Subj to CCRs:	No
		HOA Subj Dues:	

Remarks Information	
Public Rmrks:	Set on a spacious lot, this beautiful home blends modern elegance with small-town convenience. Located within walking distance of historic downtown Waxhaw, you'll have easy access to shops, dining, and all the community has to offer. The light-filled living area flows effortlessly into the kitchen and dining spaces—perfect for both everyday living and entertaining. The kitchen features modern quartz countertops and a custom pantry that makes staying organized a breeze. Enjoy the convenience of a primary bedroom on the main level, complete with a custom walk-in closet designed for optimal storage and organization. Upstairs, you'll find additional bedrooms, a versatile loft, and a large bonus room—plenty of space to relax or play. Step outside to the expansive back porch, where you can unwind and take in the serene views of a natural pond. With a 3-car garage, no HOA, and a prime location, this home offers both comfort and convenience. Schedule your private tour today!

104 Arbor Drive (3413.1 sf HLA)





Small Town Charm

This home is ideally located across from Waxhaw Elementary and within walking distance to historic downtown Waxhaw. Nestled in the heart of this charming community, you'll find yourself just steps away from quaint shops, delightful restaurants, and lively local events. Waxhaw exudes the small-town charm of yesteryear while offering modern amenities and a vibrant community spirit. Throughout the year, enjoy a calendar full of festivities, from the Gingersnap 5K to the Autumn Treasure Festival and Jammin' by the Tracks. Living here means being part of it all—embracing the rich history and lively culture that make Waxhaw truly special.

THIS PROPERTY IS PRESENTED BY:



Kim Christenbury

(M) 704-763-9117

Kim@IvyandTrellis.com

www.IvyandTrellis.com



Ivy & Trellis