

Welcome Home!



106 Arbor Drive
Waxhaw





Cozy Oasis with Modern Flair

Step into this bright, open-concept retreat where modern elegance meets timeless comfort. Large windows and airy ceilings create a warm and inviting feel throughout. The cozy living area centers around a sleek electric fireplace, perfect for relaxing evenings at home. Entertain with ease in the spacious dining area that opens to a covered deck—ideal for sipping coffee or hosting friends against a peaceful backdrop. This Waxhaw home offers the perfect blend of style, comfort, and small-town charm.

The Ultimate Flex Space!

Tucked under soaring, vaulted ceilings, this bright and versatile flex space invites you to create the perfect home office, cozy reading nook, or inspiring studio. The warm LVP floors provide a durable and stylish foundation, complemented by natural light streaming through large windows. Whether you're working, relaxing, or gathering with friends, this bonus room is your canvas for comfort and creativity.



106 Arbor Drive, Waxhaw, North Carolina 28173-9779

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List \$: **\$875,000**

MLS#: **4264071**
Status: **ACT**
Legal Desc: **LOT 2A OPCR641**
City Tax Pd To: **Waxhaw**
Subdivision: **None**

Category: **Residential**
Parcel ID: **05-116-035**

County: **UnionNC**
Acres: **0.61**
Zoning: **R3**
Deed Ref: **8909/173**
OSN: **Canopy MLS**

Tax Val: **\$51,500**



General Information

Type: **Single Family**
Style: **Farmhouse**
Levels Abv Grd: **2 Story**
Const Type: **Site Built**
SubType:
Level:
Main:
Upper: **# BedsFB/HB**
Third: **2/0**
Lower: **1/0**
Bsmt:
2LQt:

School Information

Elem: **Waxhaw**
Middle: **Parkwood**
High: **Parkwood**

Building Information

Beds: **4**
Baths: **3/0**
Yr Built: **2025**
New Const: **Yes**
Prop Compl:
Cons Status: **Completed**
Builder:
Model:

Above Grade HLA: **3,289**
Tot Primary HLA: **3,289**

Additional SqFt:
Garage SF: **817**

Additional Information

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

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

Room Information

Main	Prim BR	Bedroom	Kitchen	DiningArea	Great Rm
Upper	Bath Full	Bedroom	Bonus Rm	Bath Full	

Parking Information

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

Features

View:
Windows: **Insulated Window(s)**
Fixtures Exclsn: **No**
Foundation: **Crawl Space**
Accessibility:
Exterior Cover: **Fiber Cement**
Road Surface: **Paved**
Roof: **Architectural Shingle**
Security Feat: **Smoke Detector**
Utilities:
Appliances: **Cable Available, Electricity Connected, Underground Power Lines**
Beverage Refrigerator, Dishwasher, Disposal, Electric Oven, Electric Water Heater, Exhaust Hood, Ice Maker, Microwave, Plumbed For Ice Maker, Refrigerator, Refrigerator with Ice Maker, Self Cleaning Oven, Wine Refrigerator
Interior Feat: **Attic Stairs Pulldown, Attic Walk-in, Drop Zone, Entrance Foyer, Kitchen Island, Open Floorplan, Pantry, Split BR Plan, Storage, Walk-In Closet(s), Walk-In Pantry**
Floors: **Vinyl Plank**
Sewer:
Heat:

Doors: **Pocket Doors, Screen Door(s), Sliding Doors**
Laundry: **Electric Dryer Hookup, Inside, Laundry Room, Main Level**
Basement Dtls: **No**
Fireplaces: **Yes/Electric, Great Room**
Construct Type: **Site Built**
Road Frontage: **Covered, Deck, Front Porch, Porch, Rear Porch**
Patio/Porch:
Other Structure:
Inclusions:

Utilities

Septic Installed
Central, Electric, Forced Air, Zoned

Water: **County Water**
Cool: **Ceiling Fan(s), Central Air, Electric, Multi Units, Zoned**

Association Information

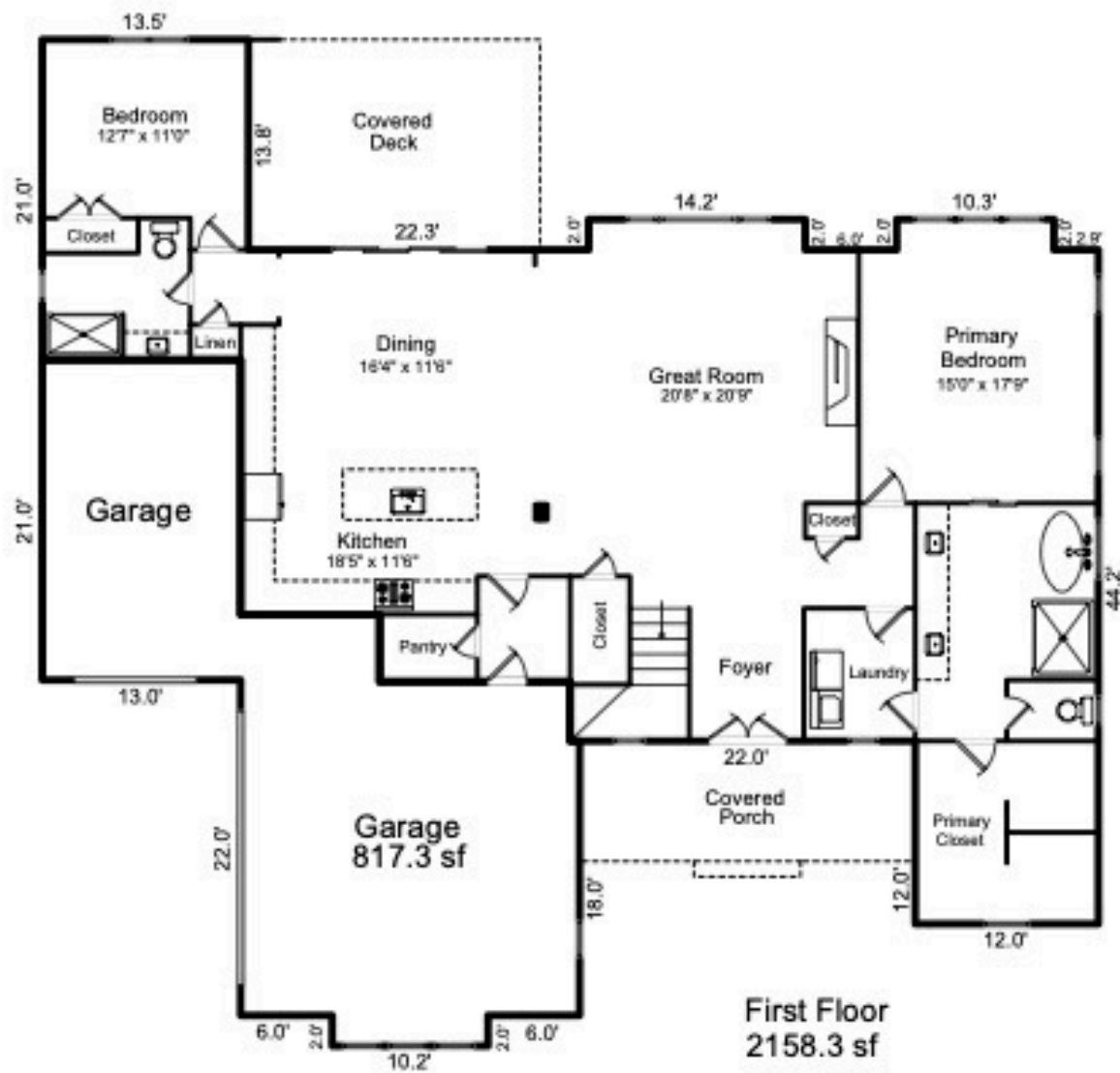
Subject to HOA: **None**

Subj to CCRs: **No**

HOA Subj Dues:

Public Remarks

Discover the perfect blend of elegance and comfort in this brand new Waxhaw gem—no HOA, a 3-car garage, and a prime location just steps from historic downtown. Step inside to a bright, open living space with soaring ceilings and luxury vinyl plank (LVP) flooring that flows seamlessly throughout. The heart of the home features a designer kitchen with quartz countertops and a custom pantry, ideal for hosting and daily living. The spacious primary suite on the main level offers a serene retreat with a luxurious en-suite bath and a custom walk-in closet. A guest suite on the main floor ensures comfort for visitors or multi-generational living. Upstairs, find a versatile bonus room and secondary bedrooms, providing space for everyone. Outside, the covered deck invites you to relax and soak in the peaceful surroundings. With modern finishes and no HOA, this home is a rare find in a sought-after area. Schedule your tour today and experience the lifestyle you've been dreaming of!





Small Town Charm

This home is perfectly situated across from Waxhaw Elementary and within walking distance to historic downtown Waxhaw. Nestled in the heart of this charming community, you're just steps away from quaint shops, delightful restaurants, and lively local events. Waxhaw blends small-town charm with modern amenities and a vibrant community spirit. Throughout the year, enjoy a calendar full of festivities, from the Ginger Snap 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:



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