

301 Louise Avenue NE, Valdese, North Carolina 28690-2437

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MLS#: **4307107** Category: **Residential** County: **Burke** List \$: **\$699,000**
 Status: **ACT** Parcel ID: **2743067624** Acres: **1.63**
 Legal Desc: **Please see uploaded deed** Zoning: **R-12**
 City Tax Pd To: **Valdese** Tax Val: **\$632,715** Deed Ref: **2712/854**
 Lot Dim: **250x380x137x345** Elevation: **1000-1500 ft.**
 Subdivision: **None** OSN: **Canopy MLS**



General Information

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

School Information

Elem: **Valdese**
 Middle: **Heritage**
 High: **Jimmy C Draughn**

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beds:
Main:	1	1/1	3,307	136	4
Upper:	3	3/	2,086	210	4/1
Third:			0		Yr Built: 1955
Lower:			0		New Const: No

Below Grade

Lowest BG Lvl: **0** Cons Status: **Completed**

Second LQ

2LQt: **0** Builder:
 Model:
 Prop Compl:

Above Grade HLA: **5,393** Additional SqFt:
 Tot Primary HLA: **5,393** Garage SF:

Additional Information

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

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

Room Information

Main	Prim BR	Bath Full	Living Rm	Dining Rm	FamilyRm
Upper	Sunroom	Kitchen	Laundry	Bath Half	
	Sunroom	Bedroom	Bath Full	Bedroom	Bath Full
	Bedroom	Bath Full			

Parking Information

Main Lvl Garage: **No** Garage: **No** # Gar Sp: **Yes** # Carport Spc:
 Covered Sp: **2** Open Prk Sp: **Yes/9** # Assg Sp:
 Driveway: **Asphalt** Prkng Desc: **Electric vehicle charger**
 Parking Features: **Carport Detached, Circular Driveway, Parking Space(s)**

Features

Lot Description: **Corner Lot**
 Windows:
 Fixtures Exclsn: **No**
 Foundation: **Slab**
 Fencing: **Back Yard, Fenced**
 Accessibility: **2 or More Access Exits**
 Exterior Cover: **Brick Full**
 Road Surface: **Paved**
 Roof: **Architectural Shingle**
 Security Feat: **Security System, Smoke Detector**
 Utilities: **Electricity Connected, Wired Internet Available**
 Appliances: **Electric Cooktop, Electric Oven, Exhaust Hood, Refrigerator**
 Interior Feat: **Attic Stairs Fixed, Attic Walk-in, Entrance Foyer, Walk-In Closet(s)**
 Floors: **Carpet, Tile, Wood**

Laundry: **Laundry Chute, Laundry Room, Main Level**
 Basement Dtls: **No**
 Fireplaces: **Yes/Family Room, Wood Burning**
 2nd Living Qtr:
 Construct Type: **Site Built**
 Road Frontage:
 Patio/Porch: **Awnings, Enclosed, Glass Enclosed**
 Other Structure: **Gazebo**
 Inclusions:

Utilities

Sewer: **City Sewer** Water: **City Water**
 Heat: **Central** Cool: **Central Air**
 Restrictions: **No Representation**

Association Information

Subject to HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues: **No**

Public Remarks

Step into timeless beauty with this classic 1955 colonial style home located in the sought after Historic Town of Valdese. Diligently maintained, this residence seamlessly blends traditional charm, classic construction and craftsmanship with modern updates, offering a perfect haven for those who appreciate architectural history. Whether you're hosting guests in the elegant dining room, relaxing by the fireplace, entertaining in the large kitchen, or enjoying the serene outdoor spaces, this home invites you to create lasting memories. This is a wonderful opportunity to own a piece of history with all the comforts of modern living. Located in a quiet, established neighborhood on a no-outlet road, it is within walking distance of downtown Valdese where you'll find an array of restaurants, shopping experiences, parks, professional services, and a recreation center with a pool plus Interstate 40 is only 2 miles away. Additional features include an EV charging port, yard hydrant, butler's door (appears to be original material and in excellent shape), vintage wall mounted refrigerator, intercom system, and a lot of extra storage space in the fully floored attic. Don't miss the opportunity to make this beautiful, historic property yours! Schedule a showing today to experience the warmth and character of this beautiful home!

Showing Instructions, Considerations, and Directions

Lockbox/Key, Showing Service

From Main Street, turn onto Italy Street. Drive to the end and then turn right onto Louise Avenue. Home will be on the right.

List Agent/Office Information

DOM: **99** CDOM: **99** Expire Dt: **03/13/2026**
 Mkt Dt: **09/29/2025** DDP-End Dt:
 Agent/Own: **No**
 For Appt Call: **800-746-9464**
 List Agent: **Joe Blumetti (R19152)**
 List Office: **Broadpoint Real Estate Group (R04102)**
 Seller Name: **Parish**
 Web URL:
 List Agreement: **Exclusive Right To Sell**
 Agent Phone: **828-443-8883**
 Office Phone: **828-438-4111**
 Full Service: **Full Service**

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Owner Information

Owner: **Parish William Albert** Co-Owner: **Parish Myranda Ellen**

Tax Billing Address:	301 Louise Ave NE	Tax Billing City & State:	Valdese Nc
Tax Billing Zip:	28690	Tax Billing Zip+4:	2437
Owner Occupied:	0		

Location Information

School District:	Burke County Schools	Township:	Lovelady
Census Tract:	020901	Carrier Route:	C001
Zoning:	R-3		

Estimated Value

RealAVM™:	\$659,600	RealAVM™ Range High:	\$764,900
RealAVM™ Range Low:	\$554,300	Value As Of:	12/15/2025
Confidence Score:	75	Forecast Standard Deviation:	16

(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, with 100 being the highest confidence.
(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 for a property.

Tax Information

Parcel ID:	65928	% Improved:	95
Tax Area:	56	Tax Appraisal Area:	56

Assessment & Taxes

Assessment Year	2025	2024
Assessed Value - Total	\$632,715	\$632,715
Assessed Value - Land	\$32,432	\$32,432
Assessed Value - Improved	\$600,283	\$600,283
YOY Assessed Change (\$)	\$	\$
YOY Assessed Change (%)	0%	0%
Market Value - Total	\$632,715	\$632,715
Market Value - Land	\$32,432	\$32,432
Market Value - Improved	\$600,283	\$600,283
Tax Year	2025	2024
Total Tax	\$6,234.34	\$6,261.97
Change (\$)	-\$28	\$27
Change (%)	0%	0%

Characteristics

Land Use - Universal:	Sfr	Land Use - County:	Single Family Res
Lot Acres:	1.63	Lot Sq Ft:	71,003
Year Built:	1955	Heat Type:	Central
Effective Year Built:	1980	Style:	CONVENTIONAL
# of Buildings:	1	Building Type:	Single Family
Stories:	2	Building Sq Ft:	5,393
Total Building Sq Ft:	5,393	Ground Floor Sq Ft:	3,307
Bedrooms:	4	Bath Fixtures:	14
Cooling Type:	Central	Heat Type:	Central
Exterior:	Brick Veneer	Roof Type:	SINGLE PITCH
Roof Material:	Asphalt Shingle	Roof Shape:	PITCHED
Parking Type:	Carport	Porch:	Open Porch
Porch Sq Ft:	64	Patio Type:	Patio
Patio/Deck 1 Sq Ft:	1,489	Condition:	Average

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
FORMULA PASTE ERROR	S	64			
	S	144			
	S	116			
	S	576			
	S	174			
	S	1,489			
	S	168			
	S	25			
	S	2,086			

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Family room



Dining room



Spacious laundry room



Half bath first floor



2nd family room/den/office/bedroom



Main level sunroom



Main level master bedroom



Master bathroom



2nd bedroom



2nd bedroom walk-in closet



2nd bedroom full bath



3rd bedroom



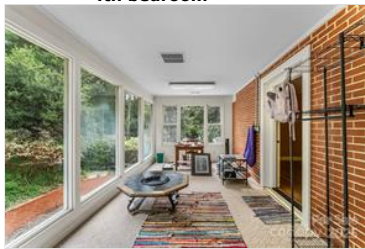
3rd bedroom full bath



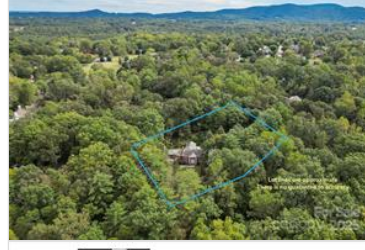
4th bedroom

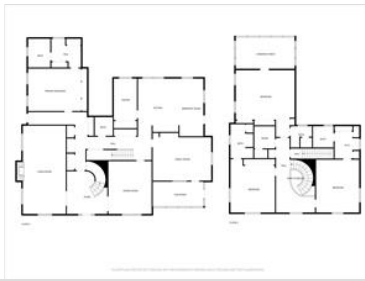


4th bedroom full bath



2nd floor sunroom





Listing History from MLS

MLS #: [4307107](#)
Active

[301 Louise Ave NE Valdese, NC 28690](#)

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



DOM	Price	Mls Change Type	Effective	Chg Info	Agt ID	Ofc ID
30	\$699,000	Price Decrease	10/29/2025	\$725,000->\$699,000	R19152	R04102
	\$725,000	New Listing	09/29/2025	->ACT	R19152	R04102

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Multi/Split	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type
08/28/20	11/12/19		Y		High Cntry Cu	Patel Jayendra J & Lavangika J	2484-791	Gift Deed
01/31/89		\$216,000		MULTI	Patel Jayendra & Lavangika	Owner Record	750-121	Deed (Reg)

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code
07/25/2025	\$235,000		PRIVATE PARTY LENDER	

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Room	Level	Dimensions	Features
Prim BR	Main	20' 3" X 15' 0"	Walk-In Closet(s)
Bath Full	Main	9' 7" X 7' 2"	
Living Rm	Main	30' 1" X 14' 11"	Other - See Remarks
Dining Rm	Main	18' 0" X 15' 3"	
FamilyRm	Main	19' 9" X 15' 1"	
Sunroom	Main	18' 0" X 8' 5"	
Kitchen	Main	30' 1" X 20' 3"	
Laundry	Main	14' 5" X 8' 0"	
Bath Half	Main	6' 0" X 6' 0"	
Sunroom	Upper	22' 0" X 10' 0"	
Bedroom	Upper	20' 4" X 19' 5"	
Bath Full	Upper	6' 7" X 7' 2"	
Bedroom	Upper	15' 2" X 18' 1"	
Bath Full	Upper	10' 0" X 7' 6"	
Bedroom	Upper	15' 1" X 18' 10"	
Bath Full	Upper	7' 6" X 7' 0"	

Listing Agent:

Listing Office:



Joe Blumetti (R19152)

User Class: **Subscriber**
License #: **NC 341262**
Direct: [828-443-8883](tel:828-443-8883)
Cell: [828-443-8883](tel:828-443-8883)
Fax:
Email: joe@broadpointrealestate.com
Agent Web: <http://www.broadpointrealestate.cc>
Designations:
Prim Assoc: **Burke County Board of Realtors**

Broadpoint Real Estate Group (R04102)

301 B South Green Street
Morganton, North Carolina 28655
MP Name: **Bradley Hatfield**
MP Email: bhatfield01@gmail.com
Phone: [828-438-4111](tel:828-438-4111)
Fax:
Office Email: Bradley@broadpointrealestate.com
Web Site: <https://www.broadpointrealestate.c>
Prim Assoc: **Burke County Board of Realtors**
Firm License: **C36914**

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Agent:

Flood Zone Code: **X**
Flood Zone Date: **09/05/2007**
Flood Code Description: **Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.**

Flood Zone Panel: **3710274300J**
Special Flood Hazard Area (SFHA): **Out**



- 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

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