

1441 Southpointe Drive #249, Morganton, North Carolina 28655

1441 Southpointe Drive #249, Morganton, North Carolina 28655

MLS #: **4226820** Category: **Residential** County: **Burke** List \$: **\$1,649,000**
 Status: **ACT** Parcel ID: **1764063562** Acres: **2.21**
 Legal Desc: **REID: 55455 - see uploaded deed** Zoning: **R-1**
 City Tax Pd To: **No City Taxes Paid** Tax Val: **\$1,123,799** Deed Ref: **2671/103-105**
 Lot Dim: **142x447x32x122x453** Elevation: **1000-1500 ft.**
 Subdivision: **Southpointe** OSN: **Canopy MLS**



General Information

Type: **Single Family** School Information
 Style: **Traditional** Elem: **Oak Hill**
 Levels Abv Grd: **1.5 Story w/Bsm** Middle: **Table Rock**
 Const Type: **Site Built** High: **Freedom**
 SubType:

Level	# Beds	FB/HB	HLA	Non-HLA	Building Information
Main:	2	2/1	2,508		Beds: 4
Upper:	2	1/0	693		Baths: 3/1
Third:			0		Yr Built: 2006
Lower:			0		New Const: No

Below Grade

Lowest BG Lvl:	0	1,188	Cons Status: Completed
		Second LQ	

2LQt: Builder:
 Above Grade HLA: **3,201** Additional SqFt:
 Tot Primary HLA: **3,201** Garage SF: **598**
 Model:
 Prop Compl:

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**

Main	Kitchen	FamilyRm	Dining Rm	Prim BR	Bath Full
Upper	Bath Full	Bath Half	Bedroom		
Bsmnt	Basement	Bedroom	Bedroom		

Room Information

Main Lvl Garage:	Yes	Garage:	Yes	# Gar Sp:	2	Parking Information
Covered Sp:		Open Pk Sp:	Yes/6	# Assg Sp:		Carport: No
Driveway:	Concrete					Prkng Desc:
Parking Features:	Driveway, Garage Attached, Garage Faces Side					

Features

Lot Description:	Trees, Views, Waterfront				
Waterbody Nm:	Lake James				
View:	Water				
Windows:	Insulated Window(s)				
Fixtures Exclsn:	No				
Foundation:	Basement				
Accessibility:	2 or More Access Exits				
Exterior Cover:	Brick Partial, Vinyl				
Road Surface:	Paved				
Roof:	Architectural Shingle				
Other Equipmnt:	Fuel Tank				
Security Feat:	Smoke Detector				
Appliances:	Dishwasher, Dryer, Electric Oven, Gas Cooktop, Gas Water Heater, Ice Maker, Microwave, Refrigerator with Ice Maker, Tankless Water Heater, Washer/Dryer Included				
Interior Feat:	Attic Walk-in, Kitchen Island, Open Floorplan				
Floors:	Tile, Wood				
Exterior Feat:	Floating Dock				
Comm Feat:	Club House, Lake Access, Outdoor Pool				

Utilities

Sewer:	City Sewer	Water:	City Water
Heat:	Heat Pump	Cool:	Ceiling Fan(s), Central Air
Restrictions:	Deed, Other - See Remarks		

Association Information

Subject to HOA:	Required	Subj to CCRs:	Yes	HOA Subj Dues:	Mandatory
HOA Mngmnt:		HOA Phone:		Assoc Fee:	\$1125/Annually
HOA 2 Mngmnt:		HOA 2 Phone:		HOA 2 Fee:	\$1301/Annually
Spc Assess Cnfrm:	No				

Public Remarks

Located in the premier Southpointe Community of Lake James & nestled within the serene sought after Sherman's Cove, this strategically placed (on 2.21 acres) & completely remodeled lakefront home is a work of art. You'll love entertaining with the open floor concept or out on the large private deck overlooking the lake. Next, follow the wooden boardwalk from your spacious backyard to your private boat dock and gazebo. The kitchen boasts custom cabinets, granite countertops, a large island, & brand new appliances. The unique master bath offers a large dressing/closet area, double sinks, & a walk-in tile shower. An unfinished basement with roughed-in plumbing provides additional space & has unlimited potential. Located between Asheville & Hickory, a scenic 10-mile drive places you on I-40, or in Historic Downtown Morganton where you'll find an array of restaurants, professional services, parks & entertainment. This stunning 4-bedroom (2 on main floor), 3.5 bath lakefront home is the one. In addition, all flooring on the main level (White Oak Select and Tile) is brand new as well as the plumbing, electric, appliances, custom cabinets, granite, sinks, commodes, tankless water heater, most doors (including garage doors), and windows (Quaker and Therma-Tru). The oven is electric with a gas top plus there is an underground propane tank (1,000 gallons) which is owned by the seller.

Agent Remarks

Please allow a one hour notice for showings. No showings before 8AM or after 7PM without prior approval. It will be approved, just need advanced notice. Thank you. Listing firm does not hold EMD.

Showing Instructions, Considerations, and Directions

Showing Service

From Freedom High School (Independence Blvd.), travel approx. 8 miles on Hwy. 126 and turn left into Southpointe subdivision. Travel approx. .9 of a mile on Southpointe Drive. The home is on the left.

List Agent/Office Information

DOM:	304	CDOM:	304	DDP-End Dt:		Expire Dt: 01/31/2026
Mkt Dt:	03/08/2025					
Agent/Own:	No					
For Appt Call:	800-746-9464					
List Agent:	Joe Blumetti (R19152)					

List Agreement: **Exclusive Right To Sell**

Agent Phone: **828-443-8883**

Owner Information

Owner:	Susan Joy Kohnke Yandall	Co-Owner:	Yandall Susan Joy Kohnke
Tax Billing Address:	1441 Southpointe Dr	Tax Billing City & State:	Morganton Nc
Tax Billing Zip:	28655	Tax Billing Zip+4:	9827
Owner Occupied:	O		

Location Information

School District:	Burke County Schools	Subdivision:	Theodore R & Linda K Macvicar
Township:	Linville	Census Tract:	020203
Carrier Route:	R005	Zoning:	R-3
Neighborhood Code:	6519	Topography:	ROLLING/HILLY

Estimated Value

RealAVM™:	\$1,803,600	RealAVM™ Range High:	\$2,015,200
RealAVM™ Range Low:	\$1,592,000	Value As Of:	12/15/2025
Confidence Score:	75	Forecast Standard Deviation:	12

(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 error in an AVM estimate.

Tax Information

Parcel ID:	55455	% Improved:	73
Block #:	1	Lot #:	184

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,123,799	\$1,123,799	\$1,080,463
Assessed Value - Land	\$307,100	\$307,100	\$307,100
Assessed Value - Improved	\$816,699	\$816,699	\$773,363
YOY Assessed Change (\$)	\$	\$43,336	
YOY Assessed Change (%)	0%	4%	
Market Value - Total	\$1,123,799	\$1,123,799	\$1,080,463
Market Value - Land	\$307,100	\$307,100	\$307,100
Market Value - Improved	\$816,699	\$816,699	\$773,363
Tax Year	2025	2024	2023
Total Tax	\$7,228.12	\$7,002.96	\$7,002.96
Change (\$)	\$225	\$	
Change (%)	3%	0%	

Characteristics

Land Use - Universal:	Sfr	Land Use - County:	Single Family Res
Lot Acres:	2.21	Lot Sq Ft:	96,268
Year Built:	2006	Heat Type:	Central
Effective Year Built:	2015	Style:	CONVENTIONAL
# of Buildings:	1	Building Type:	Single Family
Stories:	1	Building Sq Ft:	3,201
Total Building Sq Ft:	4,987	Ground Floor Sq Ft:	2,508
Bedrooms:	3	Total Baths:	3
Full Baths:	3	Bath Fixtures:	9
Total Rooms:	7	Cooling Type:	Central
Heat Type:	Central	Fireplaces:	2
Interior Wall:	DRYWALL	Basement Type:	Unfinished
Basement Sq Feet:	1,188	Foundation:	Brick
Exterior:	Brick Veneer	Roof Type:	HIP
Roof Material:	Asphalt Shingle	Roof Shape:	HIP
Parking Type:	Attached Garage	Garage Sq Ft:	598
Porch:	Open Porch	Porch Sq Ft:	48
Patio Type:	Wood Deck	Patio/Deck 1 Sq Ft:	1,225
Condition:	Average		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt

S	1,225
S	132
S	192
S	48
S	412
S	598
S	508
S	1,188
S	693

2006
2006
2006

MLS#: 4226820

1441 Southpointe Drive #249, Morganton, NC 28655

Price: \$1,649,000



Custom cabinets, new appliances

Custom cabinets, doors and windows

Granite countertops



Open floorplan



Dining room or family room

Primary bedroom

Primary bedroom



Primary bathroom

Primary bathroom

Main floor second bedroom



Main floor 2nd full bathroom



Main floor 2nd full bathroom



New washer/dryer



Main floor half bath



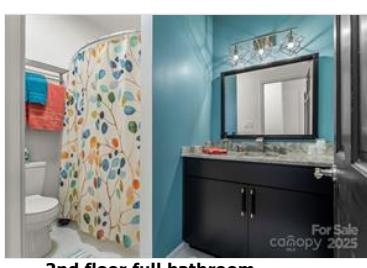
Stairway to second floor



2nd floor bedroom (3rd)



2nd floor bedroom (4th)



2nd floor full bathroom



Basement



Basement - plumbed for bathroom



Garage



Garage

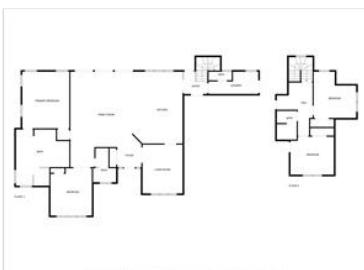


Large, private back deck



Private gazebo & dock in Sherman's Cove





Clubhouse

Listing History from MLS

MLS #: 4226820
Active

1441 Southpointe Dr #249 Morganton, NC 28655

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



DOM	Price	Mis	Change	Type	Effective	Chg Info	Agt ID	Otc ID
171	\$1,649,000	Price	Decrease		08/26/2025	\$1,799,000->\$1,649,000	R19152	R04102
0	\$1,799,000	New	Listing		03/08/2025	CS->ACT	R19152	R04102
	\$1,799,000	Coming	Soon		03/08/2025	INC->CS	R19152	R04102

MLS #: 3911083
Closed

1441 Southpointe Dr Morganton, NC 28655

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



DOM	Price	Mis	Change	Type	Effective	Chg Info	Agt ID	Ofc ID
100	\$905,000		Closed		02/27/2023	UCS->CLOS	cv71974A	NCM81490
100	\$1,099,900		UC - Show		01/19/2023	ACT->UCS	cv71974A	NCM81490
		\$1,099,900	New Listing		10/10/2022	->ACT	cv71974A	NCM81490

Sale History from Public Records

Rec. Date	Sale Date	Sale Price	Nom.	Multi/Split	Buyer Name(s)	Seller Name(s)	Doc. #	Document Type
02/27/23	02/27/23	\$905,000			Yandall Susan J K Trust	Macvicar Theodore R & Linda K	2671-103	Warranty Deed
06/16/03					Macvicar Theodore R & Linda K	Owner Record	1251-454	Deed (Reg)

Mortgage History

Date	Amount	Mortgage Lender	Mortgage Type	Mortgage Type Code
06/30/2010	\$278,525	Wells Fargo Bk Na	CONVENTIONAL	YEARS
03/13/2008	\$150,000	Wachovia Bk Na	CONVENTIONAL	YEARS
MLS#: 4226820		1441 Southpointe Dr Unit #249, Morganton, NC 28655		
Room	Level	Dimensions	Features	
Kitchen	Main	22' 0" X 16' 0"	Kitchen Island, Open Floorplan	
FamilyRm	Main	21' 0" X 24' 0"	Cathedral Ceiling(s), Ceiling Fan(s), Open Floorplan	
Dining Rm	Main	15' 6" X 13' 0"		
Prim BR	Main	18' 0" X 15' 0"	Ceiling Fan(s)	

Bath Full	Main	18' 0" X 17' 6"	
Bath Full	Main	10' 6" X 7' 6"	
Bath Half	Main	7' 0" X 3' 0"	
Bedroom	Main	13' 0" X 15' 0"	
Bath Full	Upper	9' 0" X 6' 0"	
Bedroom	Upper	13' 6" X 14' 0"	Ceiling Fan(s)
Bedroom	Upper	13' 6" X 13' 0"	
Basement	Bsmnt	30' 0" X 34' 0"	Other - See Remarks

Listing Agent:



Joe Blumetti (R19152)

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

Listing Office:

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**
 Fax:
 Office Email: Bradley@broadpointrealestate.com
 Web Site: <https://www.broadpointrealestate.com>
 Prim Assoc: **Burke County Board of Realtors**
 Firm License: **C36914**

MLS #: **4226820**

1441 Southpointe Dr Unit #249, Morganton, NC 28655

Price: **\$1,649,000**

Remarks: **Located in the premier Southpointe Community of Lake James & nestled within the serene sought after Sherman's Cove, this strategically placed (on 2.21 acres) & completely remodeled lakefront home is a work of art. You'll love entertaining with the open floor concept or out on the large private deck overlooking the lake. Next, follow the wooden boardwalk from your spacious backyard to your private boat dock and gazebo. The kitchen boasts custom cabinets, granite countertops, a large island, & brand new appliances. The unique master bath offers a large dressing/closet area, double sinks, & a walk-in tile shower. An unfinished basement with roughed-in plumbing provides additional space & has unlimited potential. Located between Asheville & Hickory, a scenic 10-mile drive places you on I-40, or in Historic Downtown Morganton where you'll find an array of restaurants, professional services, parks & entertainment. This stunning 4-bedroom (2 on main floor), 3.5 bath lakefront home is the one. In addition, all flooring on the main level (White Oak Select and Tile) is brand new as well as the plumbing, electric, appliances, custom cabinets, granite, sinks, commodes, tankless water heater, most doors (including garage doors), and windows (Quaker and Therma-Tru). The oven is electric with a gas top plus there is an underground propane tank (1,000 gallons) which is owned by the seller.**

Agent: **Please allow a one hour notice for showings. No showings before 8AM or after 7PM without prior approval. It will be approved, just need advanced notice. Thank you. Listing firm does not hold EMD.**

Flood Zone Code: **X** Flood Zone Panel: **3710176400J**
 Flood Zone Date: **09/05/2007** 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.

