

# 1441 Southpointe Drive #249, Morganton, North Carolina 28655

## 1441 Southpointe Drive #249, Morganton, North Carolina 28655

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

MLS#: **4226820** Category: **Residential**  
Status: **ACT** Parcel ID: **1764063562**  
Legal Desc: **REID: 55455 - see uploaded deed**  
City Tax Pd To: **No City Taxes Paid**  
Lot Dim: **142x447x32x122x453**  
Subdivision: **Southpointe**

County: **Burke**  
Acres: **2.21**  
Zoning: **R-1**  
Deed Ref: **2671/103-105**  
Elevation: **1000-1500 ft.**  
OSN: **Canopy MLS**



### General Information

Type: **Single Family**  
Style: **Traditional**  
Levels Abv Grd: **1.5 Story w/Bsmt**  
Const Type: **Site Built**  
SubType:

### School Information

Elem: **Oak Hill**  
Middle: **Table Rock**  
High: **Freedom**

### Building Information

Level # Beds FB/HB HLA Non-HLA  
Main: **2 2/1 2,508**  
Upper: **2 1/0 693**  
Third: **0**  
Lower: **0**

Beds: **4**  
Baths: **3/1**  
Yr Built: **2006**  
New Const: **No**

Below Grade

Lowest BG Lvl: **0 1,188** Cons Status: **Completed**

Second LQ

2LQt:

Builder:  
Model:  
Prop Compl:

Above Grade HLA: **3,201** Additional SqFt:  
Tot Primary HLA: **3,201** Garage SF: **598**

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

### Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **2** Carport: **No** # Carport Spc:  
Covered Sp: **Yes/6** # Assg Sp:  
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 Excls: **No**

Lake/Wtr Amen: **Floating Dock**  
Doors:  
Laundry: **In Hall, Main Level**  
Basement Dtls: **Yes/Bath/Stubbed, Exterior Entry, Storage Space, Unfinished**

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**

Fireplaces: **No**  
Construct Type: **Site Built**  
Road Frontage:  
Patio/Porch: **Deck, Front Porch**  
Other Structure: **Gazebo**  
Horse Amenities:  
Inclusions:

### 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 Mangmnt: 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 Thermo-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** Expire Dt: **01/31/2026**  
Mkt Dt: **03/08/2025**  
Agent/Own: **No** DDP-End Dt:  
For Appt Call: **800-746-9464** List Agreemnt: **Exclusive Right To Sell**  
List Agent: **Joe Blumetti (R19152)** Agent Phone: **828-443-8883**

List Office: [Broadpoint Real Estate Group \(R04102\)](#)  
Seller Name: **Yandall**  
Web URL:

Office Phone: [828-438-4111](#)

Full Service: **Full Service**

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## Owner Information

Owner:	<b>Susan Joy Kohnke Yandall</b>	Co-Owner:	<b>Yandall Susan Joy Kohnke</b>
Tax Billing Address:	<b>1441 Southpointe Dr</b>	Tax Billing City & State:	<b>Morganton Nc</b>
Tax Billing Zip:	<b>28655</b>	Tax Billing Zip+4:	<b>9827</b>
Owner Occupied:	<b>0</b>		

## Location Information

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

## Estimated Value

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

(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:	<b>55455</b>	% Improved:	<b>73</b>
Block #:	<b>1</b>	Lot #:	<b>184</b>

## Assessment & Taxes

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

## Characteristics

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

## Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
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FORMULA PASTE ERROR

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**

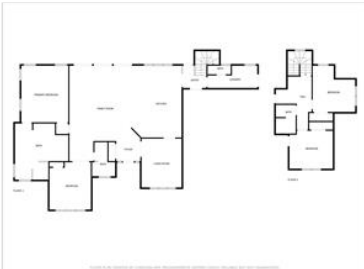


**Large, private back deck**



**Private gazebo & dock in Sherman's Cove**





Pool

Clubhouse



Clubhouse

## Listing History from MLS

MLS #: [4226820](#)  
Active

[1441 Southpointe Dr #249 Morganton, NC 28655](#)

Category: RESI  
Type: Single Family



DOM	Price	Mls Change Type	Effective	Chg Info	Agt ID	Ofc 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	Mls Change Type	Effective	Chg Info	Agt ID	Ofc ID
100	\$905,000	Closed	02/27/2023	UCS->CLOSD	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](#)

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

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:

Listing Office:

## 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.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](mailto:bhatfield01@gmail.com)**  
Phone: **828-438-4111**  
Fax:  
Office Email: **[Bradley@broadpointrealestate.com](mailto:Bradley@broadpointrealestate.com)**  
Web Site: **<https://www.broadpointrealestate.c>**  
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.**

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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

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