

1488 Watermill Road, Morganton, North Carolina 28655-8235

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List \$: **\$259,000**

MLS#: **4379611** Category: **Residential**
 Status: **ACT** Parcel ID: **1784051403**
 Legal Desc: **REID: 19137**
 City Tax Pd To: **No City Taxes Paid**
 Lot Dim: **208.72x178.72x208.72x266**
 Subdivision: **None**

County: **Burke**
 Acres: **1.00**
 Zoning: **R-2**
 Deed Ref: **1464/76**
 Elevation: **1000-1500 ft.**
 OSN: **Canopy MLS**



General Information

Type: **Single Family Ranch**
 Style: **1 Story**
 Levels Abv Grd: **Manufactured**
 Const Type: **Manufactured Doublewide**
 SubType:

School Information

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

Building Information

Level	# Beds	FB/HB	HLA	Non-HLA	Beds:	3
Main:	3	2/0	1,382	0	Baths:	2/0
Upper:			0		Yr Built:	2001
Third:			0		New Const:	No
Lower:			0			

Below Grade

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

Second LQ

2LQt:

Builder: **CMH**
 Model: **TNCH28523C**
 Prop Compl:

Above Grade HLA: **1,382** Additional SqFt:
 Tot Primary HLA: **1,382** Garage SF: **913**

Additional Information

Prop Fin: **Cash, Conventional, FHA, USDA Loan**
 Assumable: **No** Ownership: **Seller owned for at least one year**
 Spcl Cond: **Estate**
 Rd Respons: **Publicly Maintained Road**
 Manf Home VIN: **NO1026643**

Room Information

Main	Living Rm	Kitchen	Prim BR	Bath Full	Bedroom
	Bedroom	Laundry	DiningArea	Bath Full	

Parking Information

Main Lvl Garage: **Yes** Garage: **Yes** # Gar Sp: **2** Carport: **No** # Carport Spc:
 Covered Sp: **Open Prk Sp: Yes/5** # Assg Sp:
 Driveway: **Concrete** Prkng Desc:
 Parking Features: **Driveway, Garage Attached, Garage Door Opener, Garage Faces Front**

Features

Lot Description: **Cleared, Trees**
 Windows:
 Fixtures Exclsn: **No**
 Foundation: **Crawl Space**
 Accessibility: **2 or More Access Exits, Bath Grab Bars, Ramp(s)-Main Level**
 Exterior Cover: **Vinyl**
 Road Surface: **Paved**
 Roof: **Architectural Shingle, Metal**
 Security Feat: **Smoke Detector**
 Appliances: **Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Filtration System, Microwave, Refrigerator with Ice Maker, Washer/Dryer Included**
 Interior Feat: **Split BR Plan, Walk-In Closet(s)**
 Floors: **Carpet, Other - See Remarks**
 Exterior Feat: **Rainwater Catchment**

Laundry: **Laundry Room, Main Level**
 Basement Dtls: **No**
 Fireplaces: **No**
 Construct Type: **Manufactured**

Patio/Porch: **Covered, Front Porch, Rear Porch**
 Other Structure: **Gazebo, Greenhouse**
 Inclusions:

Utilities

Sewer: **Septic Installed** Water: **City Water**
 Heat: **Heat Pump** Cool: **Heat Pump**

Association Information

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

Public Remarks

Welcome to a place you'll truly enjoy calling home! This notably well-cared-for home is perfectly set on a little over 1-acre, providing the rare blend of privacy, room to grow, and effortless comfort. The spacious lot gives you plenty of outdoor options—whether you want a peaceful retreat, a gardening paradise, or space for gatherings with family and friends. Step inside to find a very clean and inviting space, with thoughtful updates and plenty of room to relax or gather with friends. You'll enjoy entertaining in the large living room or cooking in the spacious kitchen. There are plenty of rooms and closet space, but if you're in the need for another room, there is an additional room that could be used for a home office and it is part of the attached double garage. And for added peace of mind and accessibility, the home features a long ramp leading to the front porch. Plus, the original stairs are still in place so the ramp could be removed if needed. Outdoors, the amenities are just as impressive. Picture yourself unwinding in your very own gazebo—perfect for reading a book, enjoying a cup of coffee, or sharing laughter with guests. If you have a green thumb or hope to develop one, you'll love the unique greenhouse that makes it easy to nurture flowers, vegetables, or herbs all year-round. The property is also equipped with a massive 4,000-gallon underground water tank, giving you a reliable and efficient way to keep your garden and grounds lush and green no matter the season. The tank is connected to the home's gutter system, and for another bonus, there are several yard hydrants spread out on the property. This property is ideal for anyone wanting a calm and welcoming place to call their own. Location is another prime feature of this home. It is just minutes from schools, grocery stores, parks, and playgrounds. The home is just 7 minutes from Historic Downtown Morganton where you'll find an array of restaurants, shops, pubs, and professional services. Travel 10 minutes in the other direction and you'll arrive at beautiful Lake James. Lake James covers almost 11 Sq. Miles with 150 miles of shoreline. It is a major recreation destination for boating, hiking, camping, and fishing. Burke Co. has been coined "Nature's Playground" because of the State Parks/Trails & the thousands of acres of the Pisgah National Forest. This home is in a key location to access all the adventures the area has to offer. Don't miss the chance to make this special home yours! Reach out to us to learn more or to schedule a private tour, and experience all it has to offer!

Agent Remarks

Showing Service. Combination Lock Box - Lockbox/Key, Sign. Listing firm does not hold EMD. GIS shows the property as .95 acres. The owner purchased a small parcel of land from a neighbor, so the property is approx. 1.2 acres. I will upload the deed ASAP. The wood floor appears to engineered wood flooring. Septic permit requested.


Showing Instructions, Considerations, and Directions

Showing Service

From Hwy. 181, turn at Oak Hill Elementary School on to Watermill Road. The home is .9 miles on the right. From Independence Blvd., turn onto Hwy. 126 at Freedom High School. Travel 3.3 miles and turn right at Table Rock Middle School on to Watermill Rd. In .9 miles, the home will be on the left.

List Agent/Office Information

DOM: **8** CDOM: **8** Expire Dt: **11/30/2026**
 Mkt Dt: **05/09/2026** DDP-End Dt:

Agent/Own: **No**
 For Appt Call: [800-746-9464](tel:800-746-9464)
 List Agent: [Joe Blumetti \(R19152\)](#) 
 List Office: [Broadpoint Real Estate Group \(R04102\)](#)
 Seller Name: **Curfman**
 Web URL:

List Agreement: **Exclusive Right To Sell**
 Agent Phone: [828-443-8883](tel:828-443-8883)
 Office Phone: [828-438-4111](tel:828-438-4111)

Full Service: **Full Service**
 Visibility: **Public**

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Owner Information

Owner:	Curfman Carl	Co-Owner:	Curfman Delores
Tax Billing Address:	1488 Watermill Rd	Tax Billing City & State:	Morganton Nc
Tax Billing Zip:	28655	Tax Billing Zip+4:	8235
Owner Occupied:	O		

Location Information

School District:	Burke County Schools	Township:	Quaker Meadows
Census Tract:	020204	Carrier Route:	R020
Zoning:	R-3	Neighborhood Code:	6031
Topography:	ROLLING/HILLY		

Estimated Value

RealAVM™:	\$239,300	RealAVM™ Range High:	\$266,100
RealAVM™ Range Low:	\$212,400	Value As Of:	05/05/2026
Confidence Score:	68	Forecast Standard Deviation:	11

(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 ra

(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 rar

Tax Information

Parcel ID:	19137	% Improved:	87
Block #:	2	Lot #:	8

Assessment & Taxes

Assessment Year	2025	2024	2023
Assessed Value - Total	\$151,761	\$151,761	\$151,761
Assessed Value - Land	\$20,453	\$20,453	\$20,453
Assessed Value - Improved	\$131,308	\$131,308	\$131,308
YOY Assessed Change (\$)	\$	\$	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$151,761	\$151,761	\$151,761
Market Value - Land	\$20,453	\$20,453	\$20,453
Market Value - Improved	\$131,308	\$131,308	\$131,308
Tax Year	2025	2024	2023
Total Tax	\$541.17	\$545.09	\$545.09
Change (\$)	-\$4	\$	
Change (%)	-1%	0%	

Characteristics

Land Use - Universal:	Mobile Home	Land Use - County:	Single Family Res
Lot Acres:	0.95	Lot Sq Ft:	41,382
Year Built:	2001	Heat Type:	Central
Effective Year Built:	2001	Style:	MOBILE HOME
# of Buildings:	1	Building Type:	Manufactured Home
Stories:	1	Building Sq Ft:	1,382
Total Building Sq Ft:	2,114	Ground Floor Sq Ft:	1,382
Bedrooms:	3	Total Baths:	2
Full Baths:	2	Bath Fixtures:	6
Total Rooms:	5	Cooling Type:	Central
Heat Type:	Central	Fireplaces:	1
Interior Wall:	DRYWALL	Basement Type:	Crawl
Foundation:	Concrete Block	Exterior:	Vinyl
Roof Type:	SINGLE PITCH	Roof Material:	Asphalt Shingle
Roof Shape:	PITCHED	Parking Type:	Detached Garage
Garage Sq Ft:	732	Porch:	Open Porch
Porch Sq Ft:	22	Patio Type:	Wood Deck
Patio/Deck 1 Sq Ft:	152	Condition:	Average
Water:	PUBLIC	Sewer:	Septic Tank

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
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S 152
 S 22
 S 120
 S 60
 S 732
 S 132

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Price: \$259,000



Large living room.



Dining room.



Spacious kitchen.



Primary bedroom.



Primary bedroom.



Primary bedroom ensuite.



Primary bedroom ensuite.



Bedroom 2



Bedroom 2



Full bath



Bedroom 3



Bedroom 3



Laundry room



One of the two attached garages.



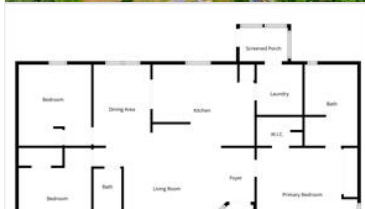
Home office or storage room attached to the garage.



Home office or storage room attached to the garage.



Enclosed back porch.



Listing History from MLS



1488 Watermill Rd Morganton, NC 28655
MLS #: 4379611
Active- Public
Residential - Single Family

DOM	Price	MLS Change Type	Effective	Chg Info	Modification Timestamp	Agt ID	Ofc ID
	\$259,000	New Listing	05/09/2026	->ACT	05/09/26 02:12 AM	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
05/23/05					Curfman Carl & Delores	Owner Record	1464-76	Deed (Reg)

MLS#: **4379611** **1488 Watermill Rd, Morganton, NC 28655** Price: **\$259,000**

Room	Level	Dimensions	Features
Living Rm	Main	19' 0" X 14' 0"	
Kitchen	Main	14' 6" X 11' 0"	
Prim BR	Main	20' 0" X 16' 0"	Ceiling Fan(s), En-Suite Bathroom, Walk-In Closet(s)
Bath Full	Main	12' 6" X 8' 6"	
Bedroom	Main	12' 0" X 11' 0"	Ceiling Fan(s)
Bedroom	Main	12' 0" X 11' 0"	Ceiling Fan(s)
Laundry	Main	7' 0" X 7' 6"	
DiningArea	Main	12' 0" X 9' 0"	
Bath Full	Main	9' 6" X 4' 6"	

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**
 Phone: **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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Flood Zone Code:	X	Flood Zone Panel:	3710178400J
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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