

111 Lantern Acres Drive, Mooresville, North Carolina 28115

List \$: **\$540,000**

MLS#: **4404268**
Status: **ACT**
Subdivision: **Briargate**

Category: **Residential**
Parcel ID: **4665-19-3674**

County: **Iredell**
Deed Ref: **2880-2433**

City Tax Pd To: **Mooresville**
Legal Desc: **LOT 86 BRIARGATE P1A PB 68-73**
Acres: **0.16**
Lot Dim: **52x130x52x130**

Tax Val: **\$458,950**
Zoning Spec: **RLI**
Zoning Code: **RLI**
Elevation:
OSN: **Canopy MLS**



General Information

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

Level	# Beds	FB/HB	HLA	Non-HLA	Building Information
Main:	1	1/0	1,150		Beds: 4
Upper:	3	2/0	1,370		Baths: 3/0
Third:			0		Yr Built: 2018
Lower:			0		New Const: No

Above Grade HLA: **2,520**
Tot Primary HLA: **2,520**

Additional SqFt:
Garage SF: **460**

School Information

Elem: **Rocky River**
Middle: **Mooresville**
High: **Mooresville**

Additional Information

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

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

Main Lvl Garage: **Yes** Garage: **Yes**
Covered Sp: Open Prk Sp: **No**
Driveway: **Concrete**
Parking Features: **Driveway, Garage Attached**

Parking Information

Gar Sp: **2**
Assg Sp:
Prkng Desc:

Carport: **No**

Carport Spc:

Features

Lot Description: **Cleared, Sloped**
Waterbody Nm:
View:
Windows:

Lake/Wtr Amen: **None**
Doors: **Sliding Doors**
Laundry: **Electric Dryer Hookup, Laundry Room, Upper Level, Washer Hookup**

Fixtures Exclsn: **No**
Foundation: **Slab**
Fencing: **Back Yard, Fenced**
Accessibility:
Exterior Cover: **Vinyl**
Road Surface: **Paved**

Basement Dtls: **No**
Fireplaces: **Yes/Gas Log(s), Living Room**
2nd Living Qtr:
Construct Type: **Site Built**

Roof: **Fiberglass Shingle**
Other Equipmnt:
Pool Features: **Fenced, In Ground, Outdoor Pool**
Utilities: **Electricity Connected, Natural Gas, Underground Power Lines**
Appliances: **Dishwasher, Disposal**
Interior Feat: **Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)**
Floors: **Carpet, Vinyl Plank**

Patio/Porch: **Covered, Front Porch, Patio, Rear Porch, Screened**
Other Structure: **Shed(s), None**
Horse Amenities: **None**

Utilities

Sewer: **City Sewer** Water: **City Water**
Heat: **Forced Air, Natural Gas** Cool: **Ceiling Fan(s), Central Air**
Restrictions: **Architectural Review, Building, Livestock Restriction, Manufactured Home Not Allowed, Modular Not Allowed, Signage, Subdivision, Use - Briargate Subdivision Restrictions**

Association Information

Subject to HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Mangemnt: Superior Association Management	HOA Phone:	HOA Fee: \$50/Monthly
Prop Spc Assess: No		
Spc Assess Cnfrm: No		

Some of life's best moments don't require a road trip—they're waiting right in your own backyard. From the sparkling in-ground pool to the screened porch overlooking peaceful green space, this beautifully maintained Briargate home offers a welcome escape from the demands of everyday life. Whether you're hosting family cookouts, watching the kids splash in the pool, or enjoying a quiet cup of coffee as the morning begins, you'll appreciate a home designed for both connection and relaxation.

Inside, you'll find more than 2,500 square feet of thoughtfully designed living space featuring an open-concept floor plan, multiple living areas, a spacious loft, and a dedicated home office that easily adapts to today's active lifestyle. A desirable main-level bedroom with a full bath nearby provides added flexibility for guests, multigenerational living, or anyone who prefers to avoid stairs. The kitchen serves as the heart of the home with a large center island, pantry, and seamless flow into the inviting family room with a gas fireplace.

Ideally located on the south side of Mooresville, you'll enjoy convenient access to Lake Norman, downtown Davidson, Huntersville, shopping, dining, parks, and major commuter routes while benefiting from Mooresville's highly regarded schools, vibrant downtown, and exceptional quality of life. More than a place to live, this is a home where you'll gather, recharge, and create lasting memories for years to come.