

**540 Johnson Road High Point, NC 27265 Lot# 34 & 2B**

MLS#: **1224027** Tax Map: Tax Year: **2025** Deed Restr: **No** Status: **Active**  
Property Type: **Residential** Tax Block: Tax Value: **\$405,900** Zoning: **RA3** List Price: **\$375,000**  
Sub Type: **Stick/Site Built** Tax Lot: Tax Amount: **\$0** Plat Bk/Pg: Deed Bk/Pg: **2298 / 2631/0** DOM: **1**  
Structure: **House** Tax Rate: **0.6600** CDOM: **1**  
Legal Desc: **L34 BK2298-674 JOHNSON RD / L2B BK1172**  
Tax Parcel: **0102200000034 / 010220000002B**



**Dwelling Information**  
Year Built: **1967**  
Story #: **1**  
Basement Y/N: **Yes**  
Foundation: **Basement**  
# of Fireplaces: **1**  
**Bedroom Information**  
# of Beds: **3**  
Primary On Main: **Yes**  
**Bathroom Information**  
# of Full Baths: **2**  
# of Half Baths: **0**

**Location Information**  
County: **Davidson**  
Subdivision: **None**  
**Construction Info**  
Built Info: **Existing**  
**Parcel Information**  
Acreage: **4.52**  
Pool: **No**  
Flood Zone: **Not in Flood Zone**

**SqFt Information**  
Htd SF Main: **1,889**  
UnFin Bsmt SF: **1,888**  
**Total Living Area**  
Total Htd SF: **1,889**  
**Total Square Footage**  
SqFt Total: **3,777**

Recent Change: **06/12/2026 : NEW : ->A**

**Lot Dimensions**

Lot Dimensions: **Various calls**

**Rooms**

Room Info	Level	Dimensions	Room Info	Level	Dimensions
Living Room	Main	20ft 8in X 9ft 3in	Dining Room	Main	9ft 3in X 9ft 0in
Primary Bedroom	Main	11ft 10in X 16ft 1in	2nd Bedroom	Main	12ft 11in X 9ft 10in
3rd Bedroom	Main	11ft 10in X 12ft 6in	Laundry Room	Main	6ft 5in X 9ft 8in
Sitting	Main	12ft 6in X 6ft 9in	Den	Main	17ft 11in X 12ft 0in
Kitchen	Main	12ft 0in X 6ft 0in			

**Bathrooms**

En Suite Bath: **Yes** Full Baths Main: **2** Full Baths Upper/2nd/3rd/4th: **0** Full Baths Lower/Basement: **0**  
Half Baths Main: **0** Half Baths Upper/2nd/3rd/4th: **0** Half Baths Lower/Basement: **0**

**Parking**

Parking: **Carport, Driveway** Garage/Carport Spaces: **2** Garage/Carport Description: **Attached Carport**

**Features**

Exterior Finish: **Brick, Vinyl, Wood**  
Interior Features: **Built-in Shelves, Dryer Connection, Laundry Room - Main Level, Washer Connection**  
Fireplaces: **1/Living Room**  
Attic Type: **Access Only**  
Flooring: **Carpet, Laminate**  
Basement Type: **Unfinished**  
Road Responsibility: **Public Maintained Road**

**Utilities**

Heating: **Heat Pump**  
Heating Fuel: **Electric**  
Cooling: **Central**  
Water Heater: **Electric**  
Water: **Public**  
Sewer: **Septic**

**Directions**

Directions: **Hwy 109 from Thomasville toward Wallburg. Turn right onto Johnson Rd. Home on right.**

**Remarks**

Public Remarks: **Calling all Flippers, here is your next rehab project! Amazing potential here! Don't let this one get away! The house is on 1 acre, and conveys with an adjacent 3.52 acre tract w/soil eval for a 3BR. Other possibly perk sites potentially there, Sellers just asked for one site. Total acreage 4.52 per county tax records. Rehab the house, build another one behind it! An adjacent one acre tract separately listed (MLS#1224028 ALSO has a soil eval. for a 3 bedroom.) Soil Evaluations uploaded to both listings in MLS. Buy both Listings and grow your portfolio. Both are great investments! Sold as-is, where is, no repairs, personal property to remain.**

Agent Only Remarks: **Please download "Agent Notes." Home is fixer upper. Home on 1 acre, also conveys with rear adjacent parcel of 3.52 acres. Both parcels combined = 4.52 acres, per tax records. Rear parcel has completed soil eval. for 3BR. There could be other sites, but Seller just tried for one. Tax Value is for both parcels combined. In 2025, when the tax rate was .66, and before the new value assessment, the tax bill was \$1,287.93 for both parcels, also because the 3.52 Acres was in a farm deferment. Seller will pay rollback at Closing. New Tax Rate has not yet been approved by Raleigh, possibly late June. New Tax Value for Home=\$321,420. The new Tax Value for the 3.52 Acres =\$84,480. Newly assessed 2026 Value for both Combined=\$405,900. More info in Attached Notes.**

**Date Information**

List/Marketing Date: **06/12/2026** DDP End Date: Modification Dt: **06/12/2026** Show Instruct: **Appointment Required**  
Contract Date: Withdrawn Dt: Photo Modification: **06/12/2026** Appt Phone: **855-920-8200**  
Closed Date: Expire Date: **05/31/2027** Status Chg Date: **06/12/2026**

**Owner/Listing/Agent/Office Information**

Owner Name: **Lana Hedgecock & Leshia Sabio** Type of Sale: **Owner Sale** LF Holds Earnest \$: **No**  
Listing Agreement Type: **Exclusive Right To Sell** Listing Service Type: **Full Service**  
Listing Office: **Top Dog Realty NC-South (HTDRS01) Lic#C35333** List Office Phone: **336-953-5462**  
Listing Agent: **Donna Hughes (HHUGHESD) Lic#179267\_topdogrealtalg@gmail.com** Preferred Phone: **336-953-5462**  
Seller Rep: **Owned property for at least one year** Auction Price Type: Broker Package:  
Financing Opt: **Cash** Address on Inet: **Yes**  
Allow AVM: **Yes** Allow Blog: **Yes** Advertise on Inet: **Yes**



