

  
**Patty Shropshire**  
REAL ESTATE

IVESTER JACKSON

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INTERNATIONAL REAL ESTATE



# HISTORIC HOME FOR SALE

428 N POPLAR ST, CHARLOTTE, NC 28202





**Patty Shropshire**  
 Ivester Jackson Distinctive Properties  
 pshropshire@ivesterjackson.com  
 704-430-4393  
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## 428 N Poplar Street, Charlotte, North Carolina 28202-1701

**428 N Poplar Street, Charlotte, North Carolina 28202-1701**

List \$: **\$1,650,000**

MLS#: **4291327**

Category: **Residential**

County: **Mecklenburg**

Status: **ACT**

Parcel ID: **078-022-01 + more**

Acres: **0.10**

Legal Desc: **UNIT A&B U/M**

City Tax Pd To: **Charlotte**

Tax Val: **\$1,007,800**

Zoning: **N1-E(HDO)**

Deed Ref: **30150-735**

Subdivision: **Fourth Ward**

OSN: **Canopy MLS**



### General Information

Type: **Single Family**  
 Style: **Victorian**  
 Levels Abv Grd: **3 Story**  
 Const Type: **Site Built**  
 SubType:

### School Information

Elem: **Bruns Avenue**  
 Middle: **Sedgefield**  
 High: **Myers Park**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	0	0/1	1,293	
Upper:	4	3/0	1,457	
Third:	0	0/1	263	
Lower:			0	
Bsmt:			0	
2LQt:				

### Building Information

Beds: **4**  
 Baths: **3/2**  
 Yr Built: **1900**  
 New Const: **No**  
 Prop Compl:   
 Cons Status:   
 Builder:   
 Model:

Above Grade HLA: **3,013**  
 Tot Primary HLA: **3,013**

Additional SqFt:   
 Garage SF:

### Additional Information

Prop Fin: **Cash, Conventional**

Assumable: **No**

Spcl Cond: **None**

Rd Respons: **Publicly Maintained Road**

Addl Parcels: **229 W 8th St, Charlotte, NC 28202-1701**

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

### Room Information

Main	Kitchen	Living Rm	Dining Rm	Den	Bath Half
Upper	Prim BR	Bedroom	Bath Full	Laundry	Utility Rm
Third	Flex Space	Bath Half			

### Parking Information

Main Lvl Garage: **No** Garage: **No** # Gar Sp: **0** Carport: **No** # Carport Spc: **0**  
 Covered Sp:  Open Prk Sp: **Yes/2** # Assg Sp: **2**  
 Driveway: **Brick** Prkng Desc: **Dedicated brick driveway with room for 2 vehicles. Also street parking available.**

Parking Features: **Driveway, On Street**

### Features

Lot Description: <b>Corner Lot</b>	Doors: <b>French Doors, Pocket Doors</b>
View: <b>City</b>	Laundry: <b>In Hall, Laundry Room, Sink, Upper Level</b>
Windows: <b>Window Treatments</b>	Basement Dtls: <b>No</b>
Fixtures Exclsn: <b>No</b>	Fireplaces: <b>Yes/Den, Gas, Gas Log(s), Living Room</b>
Foundation: <b>Crawl Space</b>	2nd Living Qtr: <b></b>
Fencing: <b>Back Yard, Full, Privacy, Stone</b>	Construct Type: <b>Site Built</b>
Accessibility: <b></b>	Road Frontage: <b></b>
Exterior Cover: <b>Wood</b>	Patio/Porch: <b>Covered, Front Porch, Porch, Rear Porch</b>
Road Surface: <b>Paved</b>	Other Structure: <b></b>
Roof: <b>Slate</b>	Inclusions: <b></b>
Security Feat: <b>Carbon Monoxide Detector(s), Security System, Smoke Detector</b>	
Appliances: <b>Beverage Refrigerator, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Refrigerator, Self Cleaning Oven, Tankless Water Heater, Washer/Dryer Included, Wine Refrigerator</b>	
Interior Feat: <b>Attic Stairs Pulldown, Attic Walk-in, Entrance Foyer, Kitchen Island, Storage, Walk-In Closet(s), Wet Bar</b>	
Floors: <b>Marble, Tile, Wood</b>	

### Utilities

Sewer: **City Sewer** Water: **City Water**  
 Heat: **Central, Zoned** Cool: **Central Air, Zoned**  
 Restrictions: **Architectural Review, Historical**

### Association Information

Subject to HOA: **None** Subj to CCRs: **No** HOA Subj Dues:   
 Prop Spc Assess: **No**  
 Spc Assess Cnfrm: **No**

### Public Remarks

**This fully renovated & custom-designed, 3-story Victorian home blends historic charm with modern luxury in Uptown's Fourth Ward. Foyer features a striking staircase with runner and brass rods, an under-stair coat closet, bespoke wet bar, original hardwood floors, antique doors, leaded glass, & transom windows. Living room and den/study boast double-sided gas log fireplaces. Gourmet kitchen with large island, soapstone counters, dual sinks, & high-end appliances. Upstairs, four elegant bedrooms featuring designer window treatments and light fixtures, & custom area rugs. Three spa-like baths with quartz/granite counters/backsplashes, Waterworks fixtures, & custom cabinetry. Utility and laundry room offering ample storage. Custom curved staircase to third-floor bonus room (office/playroom/exercise studio) & a half bath. Covered front & back porches, private courtyard w/ gated access to brick driveway. Sought-after uptown location ideal for both stylish entertaining & refined city living.**

### Agent Remarks



This home was renovated and expanded in 2019 by Don Duffy Architecture and Whitlock Builders. Fine Paints of Europe lacquer finish used in bar & study/parlor. Fireplaces and ice maker to be sold AS IS. Window treatments, custom-size area rugs & some furnishings are available with acceptable offer. Contact listing agent for more details. This home is located in one of Charlotte's Local Historic Districts, The Fourth Ward, managed by the Historic District Commission (HDC). Learn more about the HDC here: <https://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Historic-District>

**Showing Instructions, Considerations, and Directions**

**Call Listing Agent, Lockbox/Key, Showing Service, Sign**

List Agent/Office Information				Expire Dt: 12/31/2025
DOM: 10	CDOM: 10			
Mkt Dt: 08/24/2025			DDP-End Dt:	
Agent/Own: No				
For Appt Call: 800-746-9464			List Agreemnt: Exclusive Right To Sell	
List Agent: Patty Shropshire (81104) 			Agent Phone: 704-430-4393	
List Office: Ivester Jackson Distinctive Properties (1935)			Office Phone: 704-817-9826	
Seller Name: W/H				
Web URL: https://listings.skycampictures.com/4			Full Service: Full Service	

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**MLS#: 4291327**

**428 N Poplar Street, Charlotte, NC 28202-1701**

**Price: \$1,650,000**



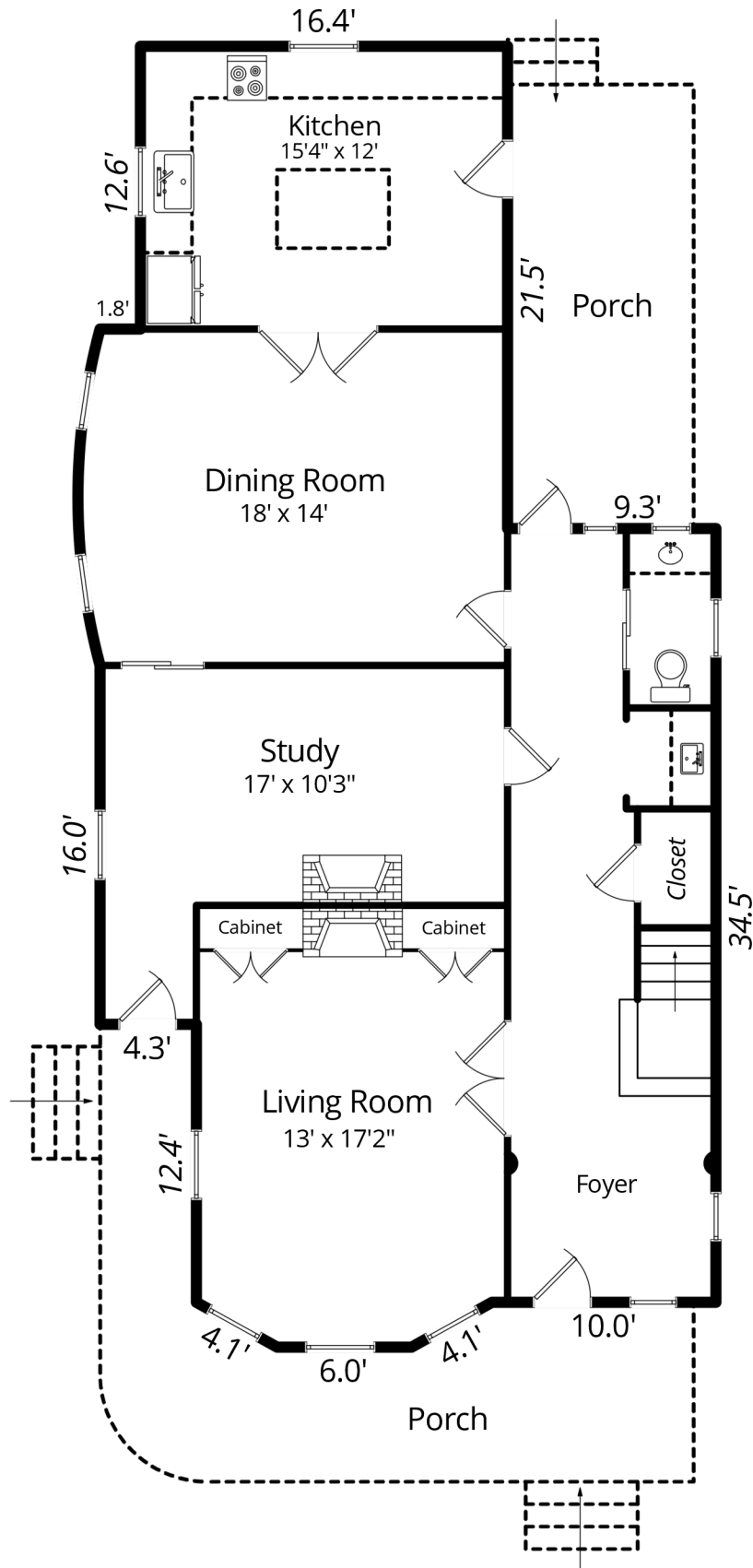






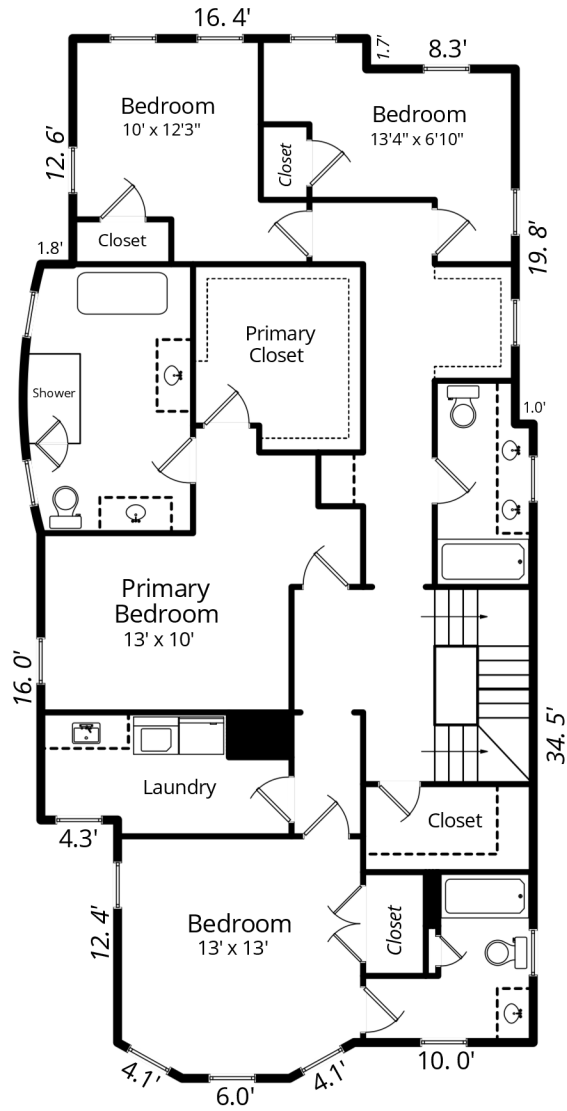




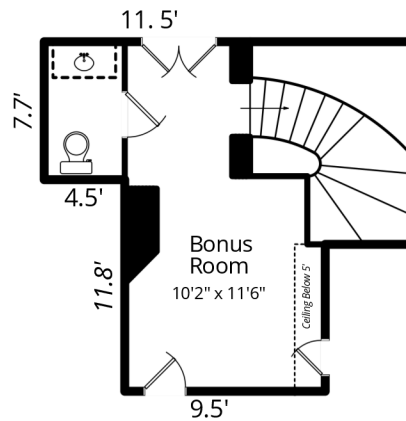


First Floor  
1293.2 sf





Second Floor  
1457.5 sf



Third Floor  
262.7 sf





# NORTH CAROLINA REAL ESTATE COMMISSION

## Residential Property And Owners' Association Disclosure Statement

### Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 428 North Poplar Street, Charlotte, NC 28202

Owner's Name(s): Richard Goettke and Courtney Kathleen Goettke

North Carolina law [N.C.G.S. 47E](#) requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

**OWNERS:** The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

**BUYERS:** The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

**BROKERS:** A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials

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Owner Initials

Owner Initials

08/16/25 1:10 PM EDT	08/16/25 4:39 PM EDT



## SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR	
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>July of 2015</u> If not owner-occupied, how long has it been since the owner occupied the property? _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A2. In what year was the dwelling constructed? <u>1900</u> ; house was moved to current plot ~1977			<input type="checkbox"/>	
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) <input type="checkbox"/> Brick Veneer <input type="checkbox"/> Vinyl <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement <input type="checkbox"/> Synthetic Stucco <input type="checkbox"/> Composition/Hardboard <input type="checkbox"/> Concrete <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Asbestos <input type="checkbox"/> Other: <u>Brick foundation</u>			<input type="checkbox"/>	
A5. In what year was the dwelling's roof covering installed? <u>Back half of roof replaced/new in 2019</u>			<input type="checkbox"/>	
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A9. Is there a problem, malfunction, or defect with the dwelling's:				
NA	Yes	No	NR	
Foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Slab	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Patio	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Floors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA	Yes	No	NR	
Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ceilings	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA	Yes	No	NR	
Attached Garage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Interior/Exterior Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Explanations for questions in Section A (identify the specific question for each explanation):*

## SECTION B. HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			<input type="checkbox"/>
<input checked="" type="checkbox"/> Furnace [ <u>2</u> # of units] Year: <u>2016/17</u>			
<input type="checkbox"/> Heat Pump [ _____ # of units] Year: _____			
<input type="checkbox"/> Baseboard [ _____ # of bedrooms with units] Year: _____			
<input type="checkbox"/> Other: _____ Year: _____			

Buyer Initials:   Owner Initials: RJ AJ  
 Buyer Initials: \_\_\_\_\_ Owner Initials: \_\_\_\_\_  
08/16/25 1:10 PM EDT 08/15/25 4:39 PM EDT



Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: 2 \_\_\_\_\_ Year: 2016/17 ☐ Wall/Windows Unit(s): \_\_\_\_\_ Year: \_\_\_\_\_  
☐ Other: \_\_\_\_\_ Year: \_\_\_\_\_

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☒ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: \_\_\_\_\_

*Explanations for questions in Section B (identify the specific question for each explanation):*

### SECTION C.

### PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: \_\_\_\_\_

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? \_\_\_\_\_

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☒ Copper ☐ Galvanized ☒ Plastic ☐ Polybutylene ☐ Other: (See below)

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☒ Gas: \_\_\_\_\_ ☐ Electric: \_\_\_\_\_ ☐ Solar: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump ☐ Community system ☐ Septic tank ☐ Drip system

☒ Connected to City/County System ☐ City/County system available ☐ Other: \_\_\_\_\_

☐ Straight pipe (wastewater does not go into a septic or other sewer system) \*Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? \_\_\_\_\_ ☐ No Records Available

Date the septic system was last pumped: \_\_\_\_\_

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plumbing system (pipes, fixtures, water heater, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water supply (water quality, quantity, or pressure)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Explanations for questions in Section C (identify the specific question for each explanation):*

Most pipes are plastic/some are copper

Buyer Initials  
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Owner Initials



## SECTION D. FIXTURES/APPLIANCES

Yes   No   NR

D1. Is the dwelling equipped with an elevator system?

If yes, when was it last inspected? \_\_\_\_\_

Date of last maintenance service: \_\_\_\_\_

☐ ☒ ☐

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Irrigation system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Garage door system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevator system or component	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool/hot tub /spa	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gas logs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Appliances to be conveyed	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	TV cable wiring or satellite dish	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Explanations for questions in Section D (identify the specific question for each explanation):*

## SECTION E. LAND/ZONING

Yes   No   NR

E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?

☐ ☒ ☐

E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)

☐ ☒ ☐

E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)

☐ ☒ ☐

E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?

☐ ☒ ☐

E5. Does the property abut or adjoin any private road(s) or street(s)?

☐ ☒ ☐

E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA

☐ ☒ ☐

*Explanations for questions in Section E (identify the specific question for each explanation):*

## SECTION F. ENVIRONMENTAL/FLOODING

Yes   No   NR

F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?

☐ ☒ ☐

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Buyer Initials

Owner Initials  
Owner Initials

Yes No NR

F2. Is there an environmental monitoring or mitigation device or system located on the property?

☐ ☒ ☐

F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?

☐ ☒ ☐

F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?

☐ ☒ ☐

F5. Is the property located in a federal or other designated flood hazard zone?

☐ ☒ ☐

F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?

☐ ☒ ☐

F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?

☐ ☒ ☐

F8. Is there a current flood insurance policy covering the property?

☐ ☒ ☐

F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?

☐ ☒ ☐

F10. Is there a flood or FEMA elevation certificate for the property?

☐ ☒ ☐

**NOTE:** An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

**Explanations for questions in Section F (identify the specific question for each explanation):**

## SECTION G. MISCELLANEOUS

Yes No NR

G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?

☐ ☒ ☐

G2. Is the property subject to a lease or rental agreement?

☐ ☒ ☐

G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?

☐ ☒ ☐

**Explanations for question in Section G (identify the specific question for each explanation):**

Buyer Initials  
Buyer Initials Owner Initials  
Owner Initials



## SECTION H. OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

**Yes    No    NR**

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

☒ ☐ ☐

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) Fourth Ward Historic District whose regular assessments (“dues”) are \$0 per                     .

The name, address, telephone number, and website of the president of the owners' association or the association manager are: (See below)

b. (specify name) Friends of Fourth Ward whose regular assessments ("dues") are \$25 per Person.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: [www.fourthwardcmt.org](http://www.fourthwardcmt.org)

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject:

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

☐ ☒ ☐

If "yes," state the amount of the fees:

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

☐ ☒ ☐

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation:

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

☐ ☒ ☐

If "yes," state the nature of each unsatisfied judgment or pending lawsuit:

*Explanations for questions in Section H (identify the specific question for each explanation):*

Fourth Ward Historic District - This historic district is governed by the City/County. No dues that we are aware of, but if you would like to make changes to your home, you must get those approved by the Historic District Commission.

Friends of Fourth Ward - This is a neighborhood association. Dues above of \$25 per person are voluntary and cost is a suggestion. Coordinates neighborhood events, tours, government lobbying, issue resolution, etc.

[www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Historic-District](http://www.charlottenc.gov/Growth-and-Development/Planning-and-Development/Historic-District)

**Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.**

Owner Signature: Richard Goettke dotloop verified  
08/16/25 1:10 PM EDT  
ZTZW-PIIM-OAEA-6LGV Date \_\_\_\_\_

Owner Signature: Courtney Kathleen Goettke dateloop verified  
08/15/25 4:39 PM EDT  
HHTD-XAHD-88D5-HE28 Date: \_\_\_\_\_

**Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.**

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# STATE OF NORTH CAROLINA MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

## Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

## MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

	Yes	No	No Representation
<input type="text"/> <input type="text"/> Buyer Initials			<input checked="" type="checkbox"/>
1. Mineral rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="text"/> <input type="text"/> Buyer Initials		<input checked="" type="checkbox"/>	
2. Seller has severed the mineral rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="text"/> <input type="text"/> Buyer Initials		<input checked="" type="checkbox"/>	
3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="text"/> <input type="text"/> Buyer Initials			<input checked="" type="checkbox"/>
4. Oil and gas rights were severed from the property by a previous owner.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="text"/> <input type="text"/> Buyer Initials		<input checked="" type="checkbox"/>	
5. Seller has severed the oil and gas rights from the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="text"/> <input type="text"/> Buyer Initials		<input checked="" type="checkbox"/>	
6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 428 North Poplar Street, Charlotte, NC 28202

Owner's Name(s): Richard Goettke and Courtney Kathleen Goettke

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature:

*Richard Goettke*

DOTLOOP VERIFIED  
07/30/25 4:40 PM EDT  
EU45/3NA1KQCG5F

Date

Owner Signature:

*Courtney Kathleen Goettke*

DOTLOOP VERIFIED  
08/10/25 7:45 PM EDT  
98DA10HGSLS3ACCT

Date

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature:

Date

Purchaser Signature:

Date



**LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM**Property: 428 North Poplar Street, Charlotte, NC 28202Seller: Courtney Kathleen Goettke and Richard Goettke

Buyer: \_\_\_\_\_

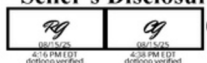
This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards\* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

**\*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.**

**Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards****Lead Warning Statement**

*Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.*

**Seller's Disclosure (initial)**

(a)

Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.


(b)

Records and reports available to the Seller (check one)

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
**Buyer's Acknowledgement (initial)**

--	--

(c)

Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.

--	--

(d)

Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

--	--

(e)

Buyer (check one below):

- ☐ Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- ☐ Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Page 1 of 2



This form jointly approved by:  
North Carolina Bar Association  
NC REALTORS®

Buyer Initials

--	--

Seller Initials



STANDARD FORM 2A9-T  
Revised 7/2021  
© 7/2025

**Agent's Acknowledgment (initial)**

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

Buyer: (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_

Entity Buyer: (Name of LLC, Corp., Trust, etc.) \_\_\_\_\_

By: (Name & Title) \_\_\_\_\_ (Signature) \_\_\_\_\_

Seller: (Signature) *Richard Goettke* dotloop verified  
08/15/25 4:16 PM EDT  
DBKV-XEZB-AHFH-RINB (Date) \_\_\_\_\_

Seller: (Signature) *Courtney Kathleen Goettke* dotloop verified  
08/15/25 4:38 PM EDT  
7UP1-VGQ5-MZGA-COYL (Date) \_\_\_\_\_

Entity Seller: (Name of LLC, Corp., Trust, etc.) \_\_\_\_\_

By: (Name & Title) \_\_\_\_\_ (Signature) \_\_\_\_\_

Listing Agent: (Signature) *Patty Shropshire* dotloop verified  
08/15/25 1:53 PM EDT  
AZBN-W34D-YXJA-7GDP (Date) \_\_\_\_\_

Selling Agent: (Signature) \_\_\_\_\_ (Date) \_\_\_\_\_



EOC  $\geq 1:10,000$

## 428 N POPLAR ST | HISTORIC FOURTH WARD

### *A Legacy Home in Charlotte's Most Storied Neighborhood*

#### ABOUT THE HISTORIC FOURTH WARD

In the mid-1830s, Charlotte was divided into four political wards. The northwest quadrant—Fourth Ward—quickly became a prosperous area, home to merchants, ministers, physicians, and numerous churches that anchored its strong social and religious influence.

By the early 1900s, new trolley lines made “suburbs” the neighborhoods of choice, and Fourth Ward entered a period of decline. In 1976, the Junior League, UNCC, and community pioneers began a visionary restoration program. Their efforts sparked one of Charlotte's greatest preservation stories, returning Fourth Ward to its former charm and establishing the Friends of Fourth Ward, a nonprofit dedicated to community vitality and historic preservation.

Today, Fourth Ward is one of Uptown Charlotte's most desirable enclaves, where grand Victorian homes, luxury condos, and tree-lined streets sit against the backdrop of the city skyline. With its parks, cultural venues, and walkability, Fourth Ward is both a historic treasure and a vibrant urban neighborhood.

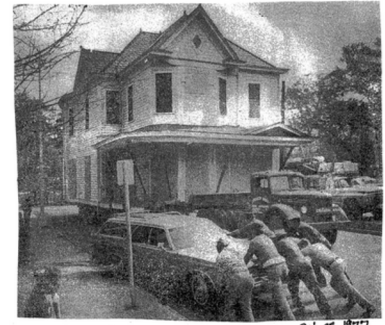
#### A HISTORICAL SKETCH OF 428 N POPLAR ST

The home now standing proudly at 428 N Poplar Street was originally built in 1902 by John K. A. Alexander for his wife, Myrtle Bingham. Over the years, it passed through the hands of prominent Charlotte families—including the Trott, Culp, Gamble, and Blythe families—each leaving their mark on its story.

In 1950, the house was converted into four apartments, serving as a bustling residence until the Berryhill Foundation purchased it in 1977. That same year, the home made Charlotte headlines when it was relocated by Crouch Brothers Movers from its original site on Pine Street to its present address on Poplar.

Following restoration work by Henry and Elizabeth Harrell in 1978, the home was later preserved and further enhanced by Moore and Meade, Inc. in 1981. Thanks to the efforts of preservation-minded owners and the Historic District Commission, this turn-of-the-century Victorian continues to grace Fourth Ward as a symbol of resilience, history, and community spirit.

Today, 428 N Poplar St stands as a rare opportunity to own a piece of Charlotte's living history—beautifully restored, ideally located, and part of the vibrant fabric of the Historic Fourth Ward.



#### Fourth Ward Charlotte

A NEIGHBORHOOD HISTORY

Cameron Holtz



#### NEIGHBORHOOD AREA MAP & HOUSE LISTING





## PROPERTY FACTS & FEATURES

### PROPERTY OVERVIEW

- Historic Victorian home blending original 1900s character with modern luxury.
- Fully renovated & expanded with 2018–2019 addition by Architect Don Duffy & Whitlock Builders (permitted; approx. \$700K project).
- Approx. 3,013 sq. ft. of heated living space, plus walk-in attic storage.
- 4 bedrooms + bonus room, 3 full bathrooms and 2 half bathrooms.
- Located in Uptown Charlotte's Fourth Ward within the Historic District Commission (HDC) area, but not registered as a historic home.
- Steps to Uptown Charlotte, parks, dining, and entertainment.

### EXTERIOR & STRUCTURAL

- Home repainted from blue to white, restoring the original 1900s color palette.
- New slate roof (partial) with copper gutters (2018–2019).
- Reinforced pillars & crawl space support structure.
- Brick-fenced courtyard with gated driveway.
- Covered curved front porch & covered back porch.
- Driveway parking for 2 cars plus street parking.

### MECHANICAL SYSTEMS

- HVAC reconfigured to two high-efficiency York systems with new ductwork (2016 & 2017).
- Gas furnaces installed on both levels.
- Converted from 4 zones to current configuration.
- Tankless water heater.

### MAJOR RENOVATION & EXPANSION (2018–2019)

- Expanded & updated kitchen.
- Second Floor: Added 2 bedrooms, reading nook, built-in desk & full bath; renovated primary suite with custom walk-in closet & spa-like en-suite bath; added laundry room & utility/storage room with custom shelving.
- Addition of custom spiral staircase to 3rd floor by Masterpiece Staircase.
- Third Floor: Added bonus room (office/playroom/exercise studio) with a half bathroom.
- Increased heated living area by approx. 550 sq. ft.

## INTERIOR FEATURES

- Original hardwood floors (except kitchen & landing), refinished throughout.
- Visual Comfort & Circa designer lighting throughout.
- Custom designer window treatments from Rogers & Goffigon, Zak & Fox, and Cowtan & Tout.
- Custom designer carpets throughout.

## FIRST LEVEL

- 10' ceilings, custom millwork, and plantation shutters.
- Foyer with stunning wood staircase boasting custom runner and brass rods.
- Hidden under-stair closet, and custom wet bar with beverage fridge and ice maker.
- Living room and parlor/study with double-sided gas fireplace (to be sold as-is).
- Powder room with custom vanity and beveled glass window.
- Parlor/study & wet bar finished in Fine Paints of Europe lacquer.
- Expanded kitchen with leathered granite counters, granite-top island, designer cabinetry, farm sink, and high-end appliances, including Viking refrigerator (2022).

## SECOND LEVEL

- Custom designer window treatments from Rogers & Goffigon, Zak & Fox, and Cowtan & Tout.
- Bathrooms with Walker Zanger quartz or quartz/granite counters & honed marble in primary bath (walls & counters).
- Primary bath features Waterworks Studio clawfoot tub, shower heads, and faucets.
- Stand-alone laundry room with sink.
- Custom cabinetry by Bill Truitt Woodworks in bathrooms, laundry room, utility room & primary bedroom.
- Hallway added in 2019 with full, hall bathroom, built-in reading nook with shelves, built-in desk, and two guest bedrooms.
- Fourth spacious bedroom featuring an en-suite bathroom.
- Attic access via drop-down stairs from guest bedroom.

## THIRD FLOOR

- Bonus room with wood floors, ideal for office, playroom or exercise studio.
- Half bathroom with floating vanity and designer lighting.
- Walk-in attic storage.



## LIGHT FIXTURES ON ORDER

KITCHEN ISLAND (OIL RUBBED BRONZE)



DINING ROOM (MATTE BLACK)



HALL OUTSIDE LAUNDRY ROOM/GUEST BEDROOM



FOYER (ALABASTER SEMI FLUSH MOUNT)





# THANK YOU FOR YOUR INTEREST IN THIS PROPERTY!

Thank you to all the agents and potential buyers who viewed our property. If you're working with an agent, please direct all questions through them and refrain from contacting the listing agent directly. Your agent is here to help you navigate the process and make informed decisions.

We appreciate your interest in our property and wish you the best in your search for your dream home.



**PATTY SHROPSHIRE**  
NC & SC REALTOR®  
IVESTER JACKSON CHARLOTTE  
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IVESTER JACKSON  
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INTERNATIONAL REAL ESTATE