



PROPERTY & MARKET OVERVIEW

The Urban Craftsman on Norris Ave

1505 Norris Avenue | Druid Hills | Charlotte, North Carolina
28206

Offered at \$415,000

3 BR / 2 BA
BUILT 2014

1,389 SF
0.23-ACRE LOT

Steps
TO DRUID HILLS PARK

20 Min
WALK TO CAMP NORTH END

Jeff Shugarts | Andrew Reed Properties | US Developments | September 2026
NC Broker License #355307 | 832.515.1289



Welcome to **The Urban Craftsman on Norris Ave.** Built in 2014 with one owner since new, this single-level Craftsman sits in Druid Hills, steps from the newly rebuilt Druid Hills Park and about a 20-minute walk to Camp North End. Uptown is only 2.6 miles away, yet every evening you come home to a deep covered front porch, a private fenced backyard and off-street parking for up to five cars. Step inside and hardwood runs through the living areas, all three bedrooms and every closet.

Address	1505 Norris Ave, Charlotte, NC 28206
Offered At	\$415,000
Neighborhood	Druid Hills, Charlotte's North End
Style	Craftsman, one level
Bedrooms / Baths	3 bedrooms, 2 full baths
Living Area	1,389 SF heated (county record)
Lot	0.23 acre (10,019 SF), zoned N1-D
Year Built	2014, one owner since new
Floors	Hardwood in the living areas, bedrooms and closets
Kitchen	White cabinetry, granite, subway tile, stainless, breakfast bar
Primary Suite	Wall of built-in wardrobes, custom walk-in closet, double vanity, walk-in shower
Exterior	Fiber cement and wood siding, covered front porch
Backyard	Privacy fence (about 4 years old), poured concrete patio, raised garden bed, shed
Parking	Off-street for up to five cars, one behind the gate
Systems	Heat pump about 5 years old, electric heat
Conveys	Kitchen refrigerator

Facts from Mecklenburg County records (parcel 079-057-02), the owner, and the CubiCasa floor plan. Buyers to verify.



Craftsman brackets, board and batten gables, and a covered front porch on Norris Ave



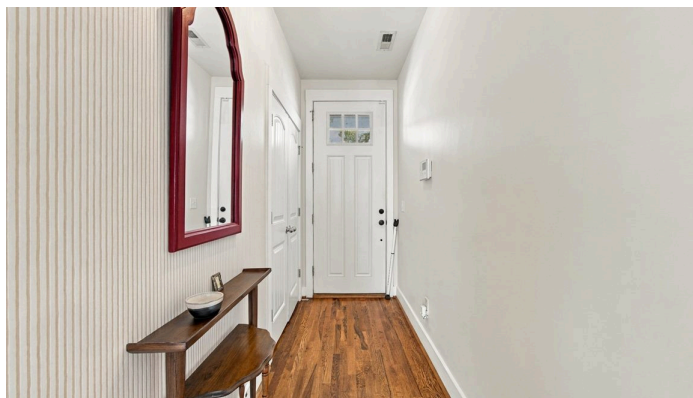
The front porch: deep, covered and built for two chairs and a long evening

What Stays With the Home

- Built-in console table in the foyer and built-in bookshelves in the living room.
- Full wall of built-in wardrobe cabinets and the fitted walk-in closet in the primary suite.
- The kitchen refrigerator.

Inside

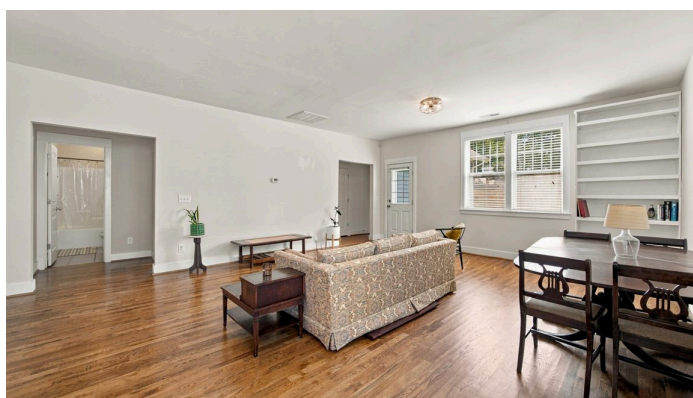
HARDWOOD, BUILT-INS, LIGHT



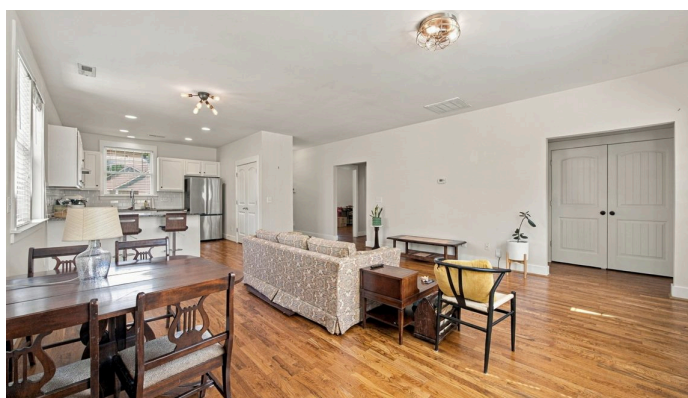
The foyer, with the built-in console table and hardwood underfoot from the first step



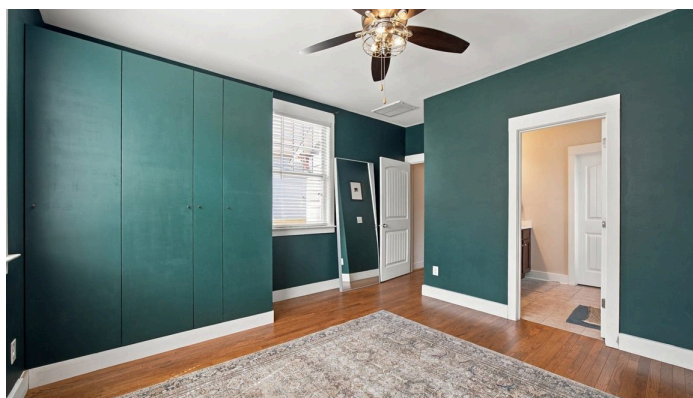
Kitchen with white cabinetry, granite counters, subway tile, stainless appliances and breakfast bar seating



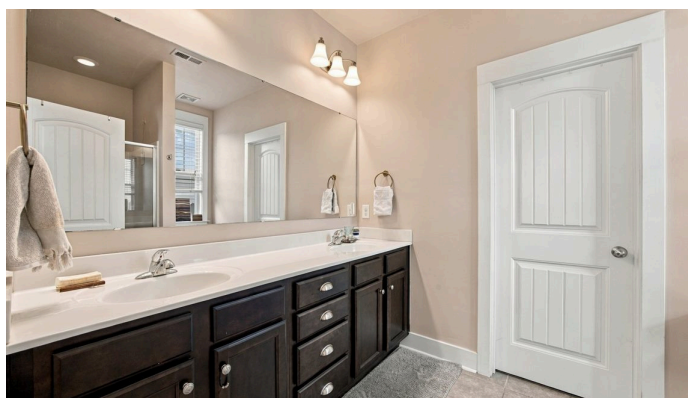
Open living and dining, with built-in bookshelves beside the back door and windows on two sides



One bright main level from the front door to the kitchen, laid out any way you like



Primary suite: a full wall of floor-to-ceiling built-in wardrobe cabinets and a ceiling fan



Primary bath with a double vanity and a walk-in shower

Hardwood

LIVING AREAS,
BEDROOMS, CLOSETS

3 / 2

BEDROOMS / FULL BATHS

Custom

WALK-IN CLOSET SYSTEM

Included

KITCHEN REFRIGERATOR

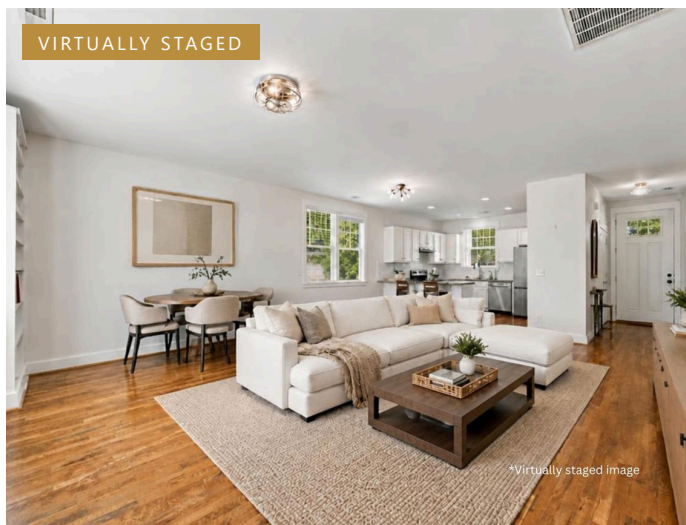
Picture It Furnished

AS PHOTOGRAPHED AND VIRTUALLY STAGED

Each room as photographed, beside the same room virtually staged to show one way to furnish it. Every staged image is tagged Virtually Staged on these pages, and most also carry the photographer's "Virtually staged image" mark.



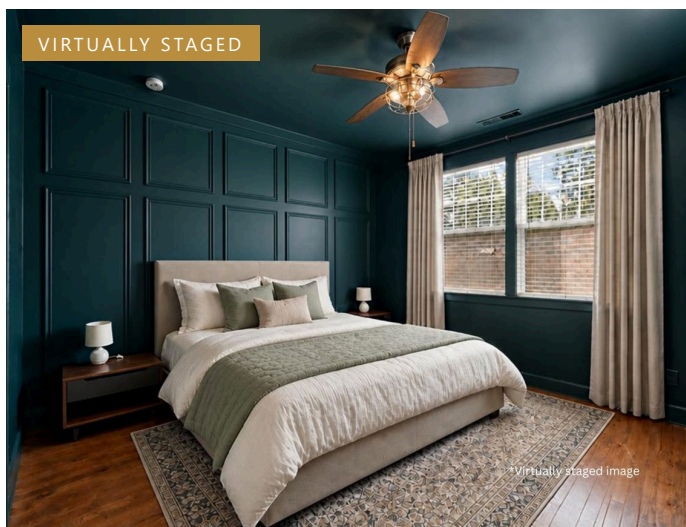
Living and dining, with the kitchen beyond



The same room, virtually staged



The primary bedroom



The same room, virtually staged; the wall trim and ceiling color shown are digital

Virtual staging is digital. Furniture, decor, rugs and art in the staged images are not part of the sale, and neither are any light fixtures, wall trim or paint colors the staging changes. The staged primary bedroom shows wall panel molding and a darker ceiling that are not in the home. Rely on the as-photographed images and your own inspection.

One Level

CRAFTSMAN, BUILT 2014

3 / 2

BEDROOMS / FULL BATHS

1,389 SF

HEATED, COUNTY RECORD

Hardwood

LIVING AREAS,
BEDROOMS, CLOSETS

Bedrooms and Hall Bath

AS PHOTOGRAPHED AND VIRTUALLY STAGED



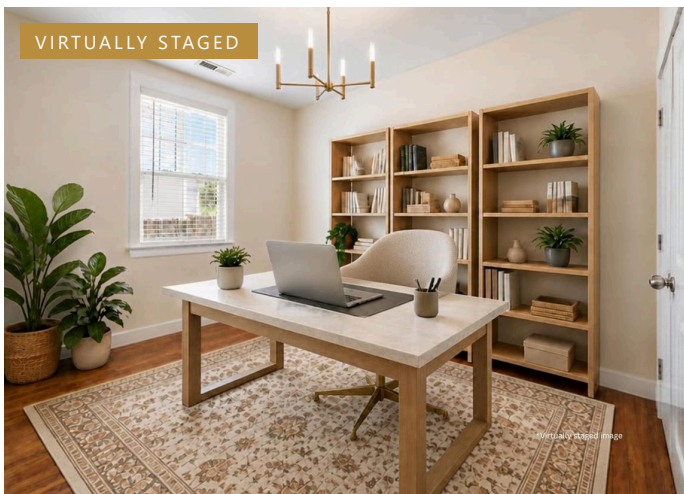
AS PHOTOGRAPHED

A bedroom with hardwood floors



VIRTUALLY STAGED

The same bedroom, virtually staged as a guest room



VIRTUALLY STAGED

The same bedroom again, virtually staged as a home office



VIRTUALLY STAGED

The full hall bath, virtually staged; the shower curtain and decor shown are digital



AS PHOTOGRAPHED

The third bedroom



VIRTUALLY STAGED

The same bedroom, virtually staged

Outside and the Lot

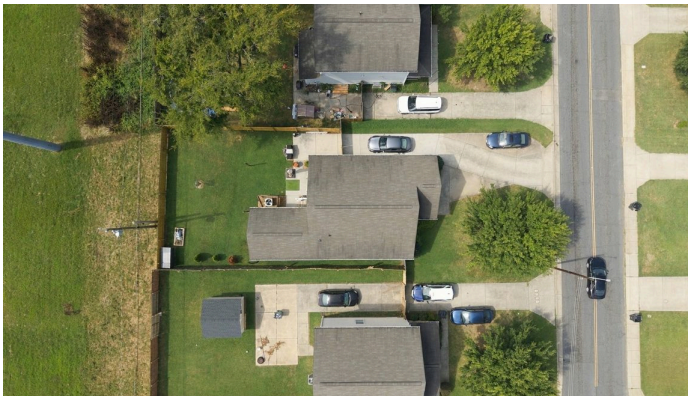
PORCH, PATIO AND A FENCED YARD



A big, level backyard inside a privacy fence about four years old



Poured concrete back patio, about the size of the front porch, off the rear steps



From above: the fenced yard, the shed, and the lot continuing about 20 feet past the fence line



The rear of the home, fiber cement and wood siding, with the heat pump and utilities tucked to one side

Room to Grow

- **0.23 acre** per county GIS, with the yard extending about 20 feet beyond the current fence for a bigger yard or a second garden.
- **Raised garden bed and a storage shed** already in place. Grill, garden, dog, fire pit, all yours.
- **Off-street parking for up to five cars**, including one spot behind the gate.

Built in 2014

- **Fiber cement and wood siding** with Craftsman brackets and board and batten gables.
- **Heat pump about five years old**, electric heat.
- **One owner since it was built in 2014.** The next owner is only the second.

Your Block: Druid Hills

A REBUILT PARK STEPS AWAY



Druid Hills Park and the neighborhood from above, with the Uptown skyline on the horizon

Druid Hills sits between Statesville Ave and N Graham St, just north of Uptown. Newer Craftsman-style homes like this one stand alongside the neighborhood's original houses. **Steps from the porch is Druid Hills Park, which Mecklenburg County has renovated.**

Druid Hills Park, Steps From the Porch

- **A full basketball court funded by the Charlotte Hornets and Lowe's**, unveiled October 2024 in Hornets purple and teal.
- **Walking trails, community gardens, a playground, picnic shelters with a stage and restrooms, native plantings.**
- **Free public Wi-Fi**, one of 14 county park Wi-Fi hubs.

Also Within a Mile

- **Druid Hills Academy**, the neighborhood PreK-8, a walkable half mile away.
- **Double Oaks Family Aquatic Center** on Statesville Ave: a seasonal county outdoor pool with a slide and zero-depth entry, \$2 for county residents. **Anita Stroud Park**, 6 acres, is on Double Oaks Rd.
- **Heist Barrel Arts** on Woodward Ave.



Druid Hills Park, 2801 Poinsett St, rebuilt by Mecklenburg County Park and Recreation

Steps

TO DRUID HILLS PARK

0.5 mi

DRUID HILLS ACADEMY
PREK-8

0.23 Acre

LOT, COUNTY GIS

2014

BUILT, ONE OWNER

Park and pool details from Mecklenburg County Park and Recreation and county news releases (August 2024, July 2025) and WBTV (October 31, 2024); school distance from the county school assignment map. Checked September 27, 2026.

Camp North End

20 MINUTES ON FOOT

Walk out the front door, turn onto Statesville Ave, and in about 20 minutes you are at Camp North End: **76 acres that began as Ford's 1924 Model T plant**, then served as a World War II Army supply depot and a Cold War missile plant. More than 500,000 SF is delivered, more than 95 businesses are open, and over a million people visited in 2025. In February 2026 Jamestown, which developed Ponce City Market and operates Optimist Hall, took the lead, with the campus entitled for up to 3.2 million more square feet.

76 Acres

ADAPTIVE REUSE CAMPUS

95+

BUSINESSES &
ORGANIZATIONS

1M+

VISITORS IN 2025

3.2M SF

ENTITLED FUTURE
DEVELOPMENT

What Is There Today

- **Eat and drink:** Hex Coffee, Free Range Bar, Gravity Sourdough Pizza, La Caseta, Halal Street Food, Room Service, Canteen, Cork and Cap, Oh My Ganache, Seemingly Overzealous ice cream, and SureFire market.
- **Play and shop:** Topsy Pickle (six pickleball courts and golf simulators), Goodyear Arts, Thrift Pony, That's Novel Books, Hardy Boys Records and Comics, The Revelry North End.
- **Work:** Google Fiber, Centene's Carolina Complete Health, Ally's TM Studio and Passero Associates.
- **Live:** Kinship's 301 apartments delivered in 2025 and 95% leased; Joyfield Rise, 141 more homes, broke ground in August 2026.

Every Week

- **Live Friday Nights**, free music, food and local makers every Friday 6 to 9 pm through October.
- Midweek Mixtape Wednesdays, Crossroads Cinema and trivia at Canteen on Thursdays, the Mad Miles run club on Tuesdays, and the Mistletoe Market each holiday season.

The Planned Red Line Stop

- Mecklenburg voters **passed the one-cent transportation sales tax on November 4, 2025**, expected to raise about \$19.4 billion over 30 years. The tax took effect July 1, 2026.
- The **LYNX Red Line commuter rail** is planned to run from Uptown's Gateway Station north to Huntersville, Cornelius and Davidson on the former Norfolk Southern O-Line, which the City of Charlotte bought in 2024. Design is underway under a \$37.9 million contract approved in March 2026.
- On **August 12, 2026, the transit authority board added a Camp North End station** to the line's locally preferred alternative. An exact station site has not been published.

What Comes Next

- Camp North End is **entitled for up to 3.2 million SF of additional development**. Jamestown's published plans include more housing, retail, food and beverage with a possible food hall, office and event space; some construction could start later in 2026.

1.0 mi

BY STREET

20 Min

ON FOOT

0.67 mi

STRAIGHT-LINE

Added

RED LINE STATION PLAN,
AUG 2026

Sources: camp.nc directory (checked September 29, 2026) and events; Jamestown (February 10, 2026); WFAE (February 19 and March 9, 2026); WBTV (November 5, 2025); Mass Transit (August 12, 2026); Progressive Railroading (September 11, 2024); QCity Metro; Multifamily Affordable Housing (August 27, 2026). Checked September 27, 2026. Walk time at 3 mph on the street network.

Within One Mile of the Front Door

THE HYPER-LOCAL CASE

Inside this home's one-mile circle: Camp North End and its entitled 3.2 million additional square feet, a planned commuter rail station, the rebuilt Druid Hills Park steps away, and hundreds of new apartments delivered or under construction.

Anchors Already on the Ground

- **Camp North End (about 1 mi by street):** 76 acres, more than 500,000 SF delivered, 95+ businesses, 301 Kinship apartments. Full profile on the previous page.
- **Druid Hills Park (steps away):** completed county reinvestment with trails, community gardens, playground, shelters and stage, Wi-Fi, and a Hornets and Lowe's funded basketball court.
- **Heist Barrel Arts (0.6 mi):** Heist's location at 1030 Woodward Ave.
- **Double Oaks Family Aquatic Center (0.5 mi):** the seasonal county pool on Statesville Ave, with 6-acre Anita Stroud Park on Double Oaks Rd.
- **Druid Hills Academy (0.5 mi):** the assigned neighborhood PreK-8.

Nearby Projects

Project	Dist.	Scale and Status
Red Line station at Camp North End	At Camp	Added to the locally preferred alternative Aug 12, 2026; site not yet published
Renza (3245 Statesville Ave)	0.5 mi	334 apartments, now leasing (Greystar, checked September 29, 2026)
Joyfield Rise at Woodward	0.6 mi	141 affordable apartments at Camp North End, broke ground Aug 2026
1515 Statesville Ave	1 mi	Rezoned Sept 2025 for up to 110 attached homes
N Graham St at W 28th St	0.7 mi	Rezoned 2022 for up to 370 apartments and 34 townhomes; no construction reported

From City of Charlotte rezoning records (2022, 2025), Ridgehouse, Greystar (September 29, 2026), Multifamily Affordable Housing (August 2026) and Mass Transit (August 2026). Unit counts as published and subject to change. Distances are straight-line. Checked September 27, 2026.

The North End From Above

NORRIS AVE TO THE UPTOWN SKYLINE



Looking south from above Norris Ave: Druid Hills in the foreground, the Statesville Ave corridor and Camp North End beyond, Uptown Charlotte on the horizon, 2.6 miles from the front door.

The rebuilt park is steps from the porch, Camp North End and its planned rail stop are a 20-minute walk, and Uptown, where about 130,000 people work across Uptown and South End, is about a 7-minute drive.

Beyond the one-mile circle, this home sits 2.6 miles from Uptown in the nation's second-largest banking center, in the wedge between I-77, I-85 and I-277. The Charlotte metro added **about 54,000 residents in the year through July 2025, the fifth-largest numeric gain of any U.S. metro**, and North Carolina ranked first in the nation for domestic migration (U.S. Census Bureau, 2025).

Driver	Dist.	What It Means Here
Uptown Charlotte	2.6 mi	About 130,000 people work in Uptown and South End combined, including Bank of America's global HQ (about 19,600 local employees) and Wells Fargo's largest employee base (about 27,000). Duke Energy's 40-story headquarters was built for about 4,400 employees. SMBC announced a second U.S. headquarters here in April 2026 with 2,000 jobs averaging about \$165,000. About 7 minutes by car.
Sprouts and NoDa	1.7 mi	Sprouts Farmers Market opened August 2025 at 110 E 36th St, a 5-minute drive; NoDa's N Davidson St core, with The Evening Muse, Heist Brewery (reopened May 2026) and Haberdish, plus Neighborhood Theatre on E 36th St, is about 6 minutes.
Optimist Hall	2.5 mi	A 147,000 SF mill redevelopment operated by Jamestown, with a food hall and the Duke Energy Innovation Center, about 7 minutes by car.
AvidXchange Music Factory	1.4 mi	Skyla Credit Union Amphitheatre (5,000 cap), The Fillmore, and AvidXchange's HQ, all in the same 28206 zip.
Bank of America Stadium renovation	2.4 mi	Now a \$1.3 billion project after Tepper Sports raised its share in 2026; 1,500 workers on site daily from 2027, completion near 2030, Panthers and Charlotte FC committed through 2045.
The Pearl innovation district	3 mi	Opened June 2025 with Charlotte's first four-year medical school (Wake Forest) and IRCAD North America; \$224M of first-year economic impact and 5,500 jobs projected over 15 years.
Charlotte Gateway Station	2 mi	Planned multimodal hub and the Red Line's southern end; phase one track and platform finished in 2022, station building not yet funded.
Interstate access	0.6-1.3 mi	I-77 is about 0.55 miles west, I-85 about 1.1 miles north, and Brookshire (I-277) about 1.3 miles south, straight-line.
Charlotte Douglas Int'l Airport	10.7 mi	53.6 million passengers in 2025, 7th in the world for aircraft movements (ACI, 2025), and an American Airlines hub; about 25 minutes by car.

\$469,000 MECKLENBURG MEDIAN SALE, MAY 2026	2.6 mi TO UPTOWN BY CAR	#5 U.S. METRO NUMERIC GROWTH	#1 NC, DOMESTIC MIGRATION 2025
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Sources: Charlotte Center City Partners via Axios Charlotte (January 2026), NC Governor's Office (January and April 2026), UNC Charlotte Urban Institute (May 2026), Canopy Realtor Association (June 25, 2026), Duke Energy, NFL.com and NC Construction News (July 2026), Atrium Health (July 2026), Hoodline (May 2026), CLT Airport (January 2026), ACI (July 2026), Optimist Hall, Jamestown (Optimist Hall property page, checked September 29, 2026), Sprouts. Drive distances and times from OSRM routing (free-flow, no traffic), other distances straight-line from OpenStreetMap. Checked September 27, 2026.

Schools

ASSIGNED, CHOICE & PRIVATE OPTIONS

The home's assigned PreK-8 school is about half a mile away, its assigned high school moved into a new campus in 2022, and Charlotte-Mecklenburg Schools' magnet lottery lets families apply into Montessori, arts, language, STEM and IB programs across the district.

Assigned Charlotte-Mecklenburg Schools

School	Grades	Dist.	Profile
Druid Hills Academy , 2801 Lucena St	PreK-8	0.5 mi	Neighborhood PreK-8 with about 290 students; GreatSchools rating 7/10. Walking distance from the home.
West Charlotte High School , 2219 Senior Dr	9-12	1.5 mi	New campus opened in 2022; IB World School since 2005 offering the IB Diploma Programme, nine AP courses, and an IB magnet program.

Magnet & Charter Options (Lottery)

School	Grades	Dist.	Focus
Lincoln Heights Montessori	PreK-6	0.5 mi	CMS magnet: Montessori
Walter G. Byers	6-8	1 mi	CMS magnet: STEM
Oaklawn Language Academy	K-8	1.1 mi	CMS magnet: World Languages
Northwest School of the Arts	6-8	1.3 mi	CMS magnet: Visual & Performing Arts
First Ward Creative Arts	6-8	1.9 mi	CMS magnet: Visual & Performing Arts
Sugar Creek Charter School , 4101 N Tryon St	K-12	2.7 mi	Tuition-free charter, about 1,600 students
Charlotte Lab School , 2045 Suttle Ave	K-12	4 mi	Tuition-free charter, Spanish or Mandarin partial immersion

Private Schools, by Distance from Norris Ave

School	Grades	Dist.	2026-27 Tuition	Profile
Trinity Episcopal School , Uptown	K-8	3.4 mi	\$26,670-\$28,690	About 419 students; about \$2.1M in financial aid to 31% of students.
St. Patrick Catholic School , Dilworth	K-5	5.7 mi	\$9,494-\$15,289	Founded 1930; MACS rates (Catholic and community), plus a per-family capital fee.
Our Lady of the Assumption Catholic	PreK-8	6 mi	From \$6,400	Rate shown is for the first child.
Charlotte Country Day School	JK-12	10.6 mi	\$24,515-\$34,075	Carmel Rd campus.
Providence Day School	TK-12	11.2 mi	\$25,510-\$36,325	Sardis Rd campus.
Charlotte Christian School	JK-12	12.3 mi	Not published	About 1,180 students; Sardis Rd campus.
Charlotte Latin School	TK-12	15.7 mi	\$27,600-\$36,500	Providence Rd campus.

Assigned schools, magnet options and their distances from the Mecklenburg County school assignment map (2026-2027 and 2027-2028), checked September 24, 2026; confirm via the CMS Find Your School tool. Enrollment and ratings from GreatSchools; school facts from each school's site. Private tuition from each school's published 2026-27 schedule; charter and private distances are approximate drive distances. Checked September 27, 2026.

Come See It

OFFERED AT \$415,000

Why This One

- **Minutes from Uptown, with room outside:** a deep covered porch, a fenced backyard with a patio and garden, and parking for five.
- **Real hardwood through the living areas and bedrooms** and custom built-ins in the foyer, living room and primary suite.
- **Druid Hills Park steps away, Camp North End 1.2 miles**, Uptown 2.6 miles, and the Sprouts on E 36th St about 7 minutes by car.
- **One owner since new.**
- **Kitchen refrigerator included.**

How to See It

- Schedule a showing through your agent or directly with the listing broker below.



1505 Norris Ave at dusk, Charlotte, NC 28206



The home, the driveway and the fenced yard from above



LISTING BROKER

Jeff Shugarts | Andrew Reed Properties

Firm: Andrew Reed Properties | US Developments |
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Broker License #355307



Prepared September 2026 from public records, the owner's statements, listing photography, and published news and government sources. All information deemed reliable but not guaranteed; buyers to verify all facts, figures, measurements and school assignments. Project statuses, business tenants, and transit timelines are subject to change. This overview is marketing material, not an appraisal or a comparative market analysis. Equal Housing Opportunity.