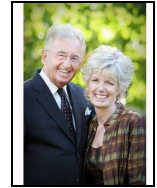


**Agent Information**

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**Web:** [www.HomesInRaleigh.org](http://www.HomesInRaleigh.org)

**Office Information**

**Name:** Coldwell Banker Advantage  
**Address:** 6020 Creedmoor Road  
 Raleigh, NC 27612  
**Phone:** 919-783-6066  
**Fax:** 919-781-0413  
**Web:** [www.AdvantageCB.com](http://www.AdvantageCB.com)



**1940929 Active Residential**

**LP: \$ 230,000**

102 Beargrass Court  
 Garner, NC 27529

**Media:** 25 **VT:** Yes  
**Subdivision:** Pleasant Woods

**Yr Blt:** 2003  
**Nbrhd:**

**Area/Sub:** 325/N

**School Information**

**Elementary 1:** Johnston - Cleveland **Elementary 2:**  
**Middle 1:** Johnston - Cleveland **Middle 2:**  
**High 1:** Johnston - Cleveland **High 2:**

**Directions:** I-40 (South of Raleigh) Exit 312, Go East on 42. Rt. onto Cornwallis. Left onto Creek. Rt. onto Goldfield. Lt. onto East Keri. Continue straight on Sunrise. Rt. onto Beargrass, 1st Home on Rt

Remarks: USDA eligible! Lovely home in immaculate condition on acre of land. Bright open floor plan. 3 bedrooms, master on main floor, office on first floor. Huge bonus room, screened porch, 2 decks, hot tub, above ground pool (stay or go -- buyers choice). Oversized 2 car garage.

**Rooms / SqFt Information**

<b>Living area</b>	<b>Above Grade:</b> 2816	<b>Below Grade:</b> 0	<b>Total:</b> 2816
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b> 0	<b>Total:</b> 0
<b># Rooms:</b> 9	<b>Beds:</b> 3	<b>Full Baths:</b> 2	<b>Half Baths:</b> 1

**Living Area-Room Dim/Levels**

<b>Entry Hall:</b> 4.4x17.7 / Main	<b>Office/Study:</b> 13.8x10 / Main	<b>Master BR:</b> 14x15 / Main	<b>Bedroom 5:</b>
<b>Living:</b>	<b>Kitchen:</b> 11x9.3 / Main	<b>Bedroom 2:</b> 14x12.1 / Second	<b>Utility:</b> 5.3x5.7 / Main
<b>Dining:</b> 13x13 / Main	<b>Breakfast:</b> 11x9.3 / Main	<b>Bedroom 3:</b> 14x12 / Second	<b>Bonus:</b> 16.4x21.5 / Second
<b>Family:</b> 17.3x14 / Main		<b>Bedroom 4:</b>	

**Other Area-Room Dim/Levels**

<b>Garage:</b> 21.9x26.2 / Main	<b>Storage:</b>	<b>Patio:</b>	<b>Scrnd Porch:</b> 11x10 / Main
<b>Carport:</b>	<b>Porch:</b> 39x6 / Main	<b>Deck:</b> 17.7x15 / Main	<b>2nd Deck:</b> 11.5x11.6 / Main

**General Information**

<b>Lot Dim:</b> see plat	<b>Lot #:</b> 300	<b>Appx Acres:</b> 1.02	<b>Foundation:</b> Crawl	<b>Zoning:</b>
<b>New Construction:</b> No	<b>Est Fin Date:</b>		<b>HUD Compliant Senior Housing:</b>	
<b>Builders Name:</b>			<b>Restrictive Covenants:</b> Y	<b>In City:</b> N
<b>HOA Mgmt.:</b>	\$0			
	\$0			

**Financing and Taxes**

<b>Tax Value:</b> \$193,380	<b>Tax Rate:</b> 0.8600	<b>TM/BK/PAR/LT or Deed Page:</b>	<b>Are oil/gas rights severed?</b>
<b>Financial Comments:</b>			No
<b>Legal Desc:</b> L300 Plsntwoods9 54/284-71647	<b>Pin #:</b>		

**Features**

<b>Design:</b> 2 Story	<b>Construction Type:</b> Site built (Stick)
<b>Property Type:</b> Detached	<b>Style:</b> Transitional
<b>Acres:</b> 1-2.9 Acres	<b>Exterior:</b> Above Ground Pool, Deck, Covered Porch, Gutters, Hot Tub,
<b>Exterior Finish:</b> Vinyl	<b>Features:</b> Landscaped, Porch, Screen Porch, Storm Doors, Warr. Progr
<b>Roof:</b> Shingle	<b>Basement Desc:</b> None
<b>A/C:</b> Central Air	<b>Flooring:</b> Carpet, Hardwood, Vinyl
<b>Fuel-Heat:</b> Electric	<b>Heating:</b> Forced Air
<b>Fireplace:</b> Gas Logs, In Family Room	<b>Water Heater:</b> Electric
<b>Desc:</b>	<b>Water/Sewer:</b> Septic Tank, County Water
<b>Lot Desc:</b> Corner Lot, Hardwood Trees	<b>Parking:</b> 2 Garage
<b>HO Dues:</b> None	<b>Financing:</b> Cash, Conventional, FHA, USDAVA
<b>Assumption:</b> No Assumption	<b>Dining:</b> Breakfast Room, Living/Dining Room
<b>Other Rooms:</b> 1st Floor Master Bedroom, Bonus Room/Finish, Office, Utility Room	<b>Washer/Dryer Loc:</b> 1st Floor, Utility Room
	<b>Interior:</b> 10Ft+ Ceiling, Attic Skutl, Bath/Shower, Cable TV Available, Cath.
	<b>Features:</b> Ceil., Ceiling Fan, DSL Available, Hot Tub, Pantry, Smoke Alarm, Tub/ Sep Shower, Walk In Attic, Wind. Treat

**Equip/App:** Dishwasher, Elec. Dryer HU, Electric Range, Garage Opener, Ice Maker Connection, Microwave, Refrigerator, Self Clean Oven

**Accessibility:**

**Green:** Programmable Thermostats

**Features:**

**Green Building HERS Rating:**

**High Perform. Home:**

**Green Certs:**

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**\*\*Information deemed RELIABLE but not GUARANTEED\*\***

Date: 04/18/2014