



MLS #: 2022503
Status: ACTIVE
812 Hanska Way
Unit#: **Lot#:** 136
Raleigh NC 27610- **Area:** 003/E
(City Limits Of): Raleigh
Subd: Village Lakes
Possession: At Time Of Closing
Special Conditions:

RESIDENTIAL

Single Family

M **DOM:** 15 **LP:** \$178,000
CDOM: 15 **SP:**

CntAdd
Contract Date
FinConc

Est/Closing Date

Remarks

Brimming with appeal and warm livability. The perfect size – 3 beds, 2.5 bath, bonus, kitchen with island, brand new carpet, flooring and paint throughout. Master bedroom main floor, tankless water heater, pantry, French doors, walk in storage, view of lake in front – want list – check, check, done!

Measurements- Lot/House/Rooms

Lot Size: 0.210 **Lot Dim:** 50x36x53x38x92x131
Living Area: 1,843 = 1,843 (Above Grade) and 0 (Below Grade)
Other Area: 0 = 0 (Above Grade) and 0 (Below Grade)
Bedrooms: 3 **Full Baths:** 2 **Half Baths:** 1 **Total Rooms:** 8

Directions

From I-440 take exit 13B, right onto N Rogers Ln, Right to stay on N Rogers Ln, Right onto Turfgrass Ct Right onto Lake Brandon Trail, Left onto Hanska, home is on the right.

Living Area- Room Dim/Levels

Hall: 7.2x6.5 / Main **Mstr BR:** 14x14/ Main
Living: 13.9x13.1 / Main **Bdr 2:** 10.5x10.1 / Second
Dining: 11.7x10.1 / Main **Bdr 3:** 10.8x10.1 / Second
Family: / **Bdr 4:** /
Off/Study: / **Bdr 5:** /
Kitchen: 11.3x8.5 / Main **Utility:** 5.9x5.5 / Main
Breakfast: 11.7x8 / Main **Bonus:** 16.6x13.9 / Second
/ /

School Information

EI 1: Wake - Hodge Road **EI 2:**
Mi 1: Wake - East Wake **Mi 2:**
Hi 1: Wake - Knightdale **Hi 2:**

Other Area-Room Dim Levels

Garage: 21x20.3 / Main **Deck:** 15.1x11.9 / Main
Carpport: / **Scr Porch:** /
Storage: / **Basement:** No
Porch: 7.8x4.8 / Main /
Patio: / /

General Information

Year Built: 1999 **New Construction:** No **Framed:** **Est Fin Date:**
Builder Name: **Ownership:** 1+ year(s)
 Prim Res: Yes
Property Leased: No **Month to Month:** **Lease Expires:**

Home Owner Association

Mgmt Co 1: Village Lakes HOA
Fees: \$520.00 / Annually **-Req:** No
Mgmt Co 2:
Fees: \$0.00 / **-Req:**
Restrictive Covenants: Yes **Total HOA Dues:** \$520.00
HO Fees Include Clubhouse, HO Association, Maint Com. Area, Pool, Tennis

Public Data, Taxes, Financing

Tax Value: \$187,911.00 **Tax Rate:** 0.98200
Zoning: **Inside City:** Y
Financing: Cash, Conventional, FHA, New Needed, VA **Oil/Gas Rights Severed?**
Financial Comments: New Needed; pre-qual letter **No**

Features

A/C: Central Air
Acres: 0-.25 Acres
Attic Description: Walk In
Basement Description: No Basement
Bath Features: Bath/Shower, Tub/ Sep Shower, Whirlpool
Design: 2 Story
Dining: Breakfast Room, Separate Dining Room
Equipment/Appliances: Dishwasher, Disposal, Elec. Dryer HU, Electric Range, Garage Opener, Ice Maker Connection, Microwave, Satellite Dish, Self Clean Oven
Exterior Features: Community Rec Avail., Insulated Glass, Insulated Windows, Tennis Court/Priv. Com, Neighborhood Playground

Exterior Finish: Vinyl Ext
Fireplace Description: Gas Starter, In Living Room
Flooring: Carpet, Vinyl Floor, Wood Floor
Foundation: Crawl Space
Fuel Heat: Electric Fuel, Natural Gas
Garage: 2
Green Bldg HERS Rating:
Heating: Heat Pump
Interior Features: 9 Ft Ceiling, Cathedral Ceiling, Ceiling Fan, Security System Prewired, Smoke Alarm, Walk in Closet

Lot Description: Corner Lot, Open
Other Rooms: 1st Floor Bedroom, 1st Floor Master Bedroom, Bonus Room/Finish, Utility Room
Parking: Garage
Pool: Swim Pool/Priv. Com
Construction Type: Site Built
Roof: Shingle
Style: Transitional
Washer Dryer Location: 1st Floor, Utility Room WD
Water Heater: Tankless, Water Htr Age 0-3 Yrs
Water/Sewer: City Sewer, City Water
Waterfront Type:
Water Body Name: Turf Grass Lake #3
ApxWtrFrtg:
Waterfront Access:
Waterfrnt Characteristics: Water View