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 (11)

R 76891 Active **Due Diligence Pd End Date:** **5570 N MOUNTAIN TRAIL , Snow Camp, NC 27349** **\$99,900** ☒

List: TASHA MEBANE (919) 563-8885 of COLDWELL BANKER HPW MEBANE (919) 563-8885 Fax: (919) 563-8818 **Firm: 177 Agt: 95**

Appointment Schedule #: (919) 563-8885 **Email:**

	County:	ALAMANCE	Area:	COUNTY SW
	Owners Legal Name:	Kimberly Pederson	Map Grid:	0
	Subdivision:	Not in Subdivision	Tax ID #:	
	Type/Style:		Tax Map #:	44
	#Rooms	5	Tax Block #:	22
	#Bedrooms	3	Tax Lot #:	46
	#Full Baths	2	Deed Bk/Pg:	2500 / 820
	#Half-Baths	0	Plat Bk/Pg:	055 / 0143
	Elem. School:	SYLVAN	Restrictions:	NONE
	Middle School:	SOUTHERN ALAMANCE	Hm. Own. Dues:	0
	High School:	SOUTHERN ALAMANCE	Flood Plain:	No
	Tax Value:	\$89,922	Flood Ins.:	No
	Year Built:	1996	Lot Shape:	Irregular
	Lot Size:	3.72	Township:	patterson
	Zoning:	RES	Stories:	1
Tax Year:	2012	Basement:	No	
Fireplaces:	1			

Total Tax Rate:	.49	Ownership:	Ow ned for at least 1 year	Primary Residence:	Yes
Subject to HOA:	No	Encumbrances:	No	Docs on File:	No
Apx. Acres:	3.72	Apx Sqft Level 1:	1397	Apx Sqft Level 2:	0
Apx Fin Bsmt Sqft:	0	Apx UnFin Bsmt Sqft:	0	Apx Above Grade Total Sqft:	1397
		Apx Finished Sqft:			1397

	DIM	Level		DIM	Level		DIM	Level
Entry Size			Laundry Rm Sz			Other Rm 1 Sz		
Living Rm Sz	25.8X17		Mstr BR Sz	13.7X12.5	M	Other Rm 2 Sz		
Fam Rm Sz			BR 2 Sz	12.6X14.2	M	Other Rm 3 Sz		
Den Size			BR 3 Sz	12.6X10.3	M	Garage Sz		
Dining Rm Sz	9.2X7.2		BR 4 Sz			Carport Sz		
Kitchen Sz	10.4X12.6		Bonus Rm Sz					

Interior Feat.:
Exterior Feat.:
Appliances:

	<u>Additional Features</u>	<u>Additional Features</u>
Construction:		Porch:
Foundation:		Storm/Win/Drs:
Roof:		Acreage:
Attic:		Bath Lvl:
Floors:		Heating/Fuel:
Garage/Carp.:		Cooling:
Inter. Condition:		Water/Sewer:
Ext. Condition:		Financing Type:
Exp. Pd. Ownr:		Exp. Pd. Tennt:

Furnished YN:	No	List Type:	For Sale	Fenced YN:	Yes	Monthly Lease:	\$
Pets Allowed YN:		Pet Deposit YN:		Pet Deposit Amt:	\$	Pet Fee Amt:	\$
Section 8 Approv:		Leas/Purch Opt YN:		Min Lease Mo:		Max Lease Mo:	
Date Available:		Security Dep. YN:		Security Dep. Amt:	\$	Credit Check YN:	
Credit Check Amt:	\$	App Fee YN:		App Fee Amt:	\$		

Lease Terms:
Remarks: -

Directions: Greensboro Ch/Hill Rd west from Carrboro, apx 25 mi, right on Bass Mtn Rd, Lft on Mtn Trail or exit rte 49 from 40/85 lft, apx 11 mi, lft on G-boro/Ch Hill Rd, apx 2-3 mi lft Bass Mtn lft on Mtn trl

Private
Remarks:

Showing Inst.:

List Date:	08/09/2012	Sell Price:	\$	Sub Agt:		Exc. Type List Code:	
Expire Dt:	01/22/2013	Sold Date:		Sub Agt %:	0	Type of Sale:	Owner
Withdr Dt:		Contract Date:		Sub Agt \$:	0	Vacant:	No