

INFORMATION ON MLS#51167

- Original house built in 1938
- Remodel and addition of master suite and 2nd basement 1985
- List Price: \$284,900
- Appliances include: Range, microwave, dishwasher, washer, dryer (range, dishwasher, washer & dryer are all new)
- 2629 Square Feet on Main Level
NOT counted in square footage:
 - 370 square feet heated/cooled space in new basement under addition (inside entrance through laundry room, separate outside entrance, nice light with large windows to mountain views. Great potential for office, studio, exercise room, etc.)
 - Full basement with cement floor under original house with one separate room and double door outside entrance. Inside entrance from kitchen.
- Siding: Wood
- Roof replaced in 2007 (total tear off)
- Bedrooms: Total of 3
 - Large master and separate study w/builtins; two walk-in closets; large bath w/tub and separate ceramic tile shower, skylight over double vanity; large viewing windows in master bedroom and study for panoramic views; carpet 2007; bronze light fixtures 2007; paint 2007
 - 2 additional bedrooms w/view of the Brushy Mtns. from the front of the house; hardwood floors; ceiling fans.
- Baths: 2 Full and 1 Half bath
 - Large Master bath off master bedroom (tub, separate ceramic shower), skylight, 2 walk-in closets)
 - Hall full bath (double vanity, separate room for Jacuzzi tub)
 - Half bath off front hall near family room
- Laundry: Separate laundry room, washer/dryer included
- Kitchen:
 - Dishwasher and range 2007; microwave
 - Paint 2007
- Flooring:
 - Carpet 2007: Great room, hallways, master bedroom/study, laundry room
 - Hardwood: Dining room, 2 front bedrooms
 - Vinyl: All baths
- Heat/Air:
 - Heat pump 2003
- Decks/Porches:
 - One large screened porch w/skylights & new ceiling fan accessed from family room; great panoramic views of the Yadkin Valley and Blue Ridge Mtns; .
 - One smaller deck accessed from screened porch.
- Paint:
 - Exterior: All exterior painted 2007;
 - Interior: Foyer, kitchen, hallways, master suite 2007
- Fireplace: 2 wood burning in great room
- Cable TV: Yes
- High Speed Internet: Yes
- Land: 1.56 acres on the crest of the Brushy Mtns.

LIST OF REPAIRS/UPDATES

The owner has done a great deal of work in the last year to put this property in its best condition. Attached is a list and receipts for work completed.

This property has had a whole house and radon test (under 4.0 pico curies per liter of air) and some of the attached receipts are for repairs as a result of those inspections. The Summary of the Whole House Report and Radon results are attached.

2007:

Jeldwen Windows & Doors.....	\$ 886
Replaced 1 window in kitchen and large window in great room due to faulted seal.	
Vannoy & Lankford Plumbing Contractors.....	\$ 404
Steve Cardwell.....	\$7,750
Repair master shower flooring/subflooring; replaced ceramic tiles	
Larry Durham Electric.....	\$1,012
Lowe's (Carpet/dryer/fixtures).....	\$5,818
Roofing.....	\$4,085
McNeil's Grading.....	\$1,170
Demolition of old house in front of property and grading	
Dolan Queen Paint Contractor.....	\$9,288
TOTAL.....\$30,413	

2003:

Heat Pump.....	\$3,300
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