

10536 NC 902 HWY  
Bear Creek, NC 27207

## Highlights

- Custom home built in 2004, Original Owners, split ranch plan with wrap around porch.
- 3 Bedrooms, 2.1 Bathrooms with another ½ bath in basement. Approx. 3,047 square ft.
- 5/16" pre-finished hardwood floors in foyer, living room, kitchen, breakfast room, and hallways.
- Radiant floor heating- see sellers notes for more details.
- Kitchen: double sink, breakfast area & bar, center island, granite counters, Red Oak Cabinets, track lighting, ceiling fan, under cabinet lighting, tile backsplash. 6 Burner (LP) Kitchen Aid Electric Oven & Rangemaster Hood that vents outside. Stainless steel appliances. Beverage refrigerator.
- Window frames/trim/baseboard made from wood sourced from the property.
- All windows are LOW-E glass. Panes were replaced in 2017-2018.
- Bullnose Corners on walls is a unique feature.
- Master Bedroom suite, carpet flooring, sitting area, built in bookshelves, large walk in closet, doors out to screened porch.
- Spa Bathroom- double vanity, Spa room with hot tub, custom ceramic tile shower with dual shower heads, handmade stained-glass windows, storage, and decorative wooden trim ceiling with fan.
- Bedroom 2- laminate flooring, Bedroom 3 carpet flooring.
- Laundry Room- farmhouse sink, Corian counter, pantry, shelves, tile backsplash, built in cabinets. Entry to 2 car garage with LOTS of extra storage.
- Automatic dog door (with collars).
- Central Vacuum.
- Wood stove for radiant heat & hot water (see sellers notes for more details).
- Propane tank is leased from Blossman and is for backup of above plus for stove and dryer.

- Internet: Randolph Fiber- (50 x10) phone, tv, and internet.
- Basement/Crawlspace- ½ bath. Workshop heated with radiant heat in concrete- utility sink. Beer/Wine Cellar. Mechanical room. Outside entrance. Lots of storage space.
- Main house on septic and well water.
- Carport for RV with 30-amp service.
- Approximately 1 acre cleared and fenced.
- Chicken Coop.
- 4 miles of walking trails.
- Automatic Gate.
- Greenhouse (see sellers notes for more details!)
- Refrigerated container.
- Handicap accessibility: wheelchair ramp 4' wide, chair lift in garage, main bathroom handicap accessible, main hallways 4' wide.
- Property currently in Forestry Program.
- Drip irrigation, rain barrels.
- Seller has maintained driveway himself- spends 2 hours a few times a year. Driveway is approximately a ½ mile long.
- Approximately 3047 square feet of living space.
- Lot size is 38.21 acres.
- Tax bill for 2019 \$3,186.55
- Your very own OASIS! Beautiful gardens, peaceful and private. Yet just 11 miles from historic downtown Pittsboro's shopping and dining! Less than 30 miles to Chapel Hill & less than an hour to RDU International Airport and downtown Raleigh!!
- **GUEST HOUSE:** 3 bedrooms, 2 baths, manufactured home. Approximately 1,755 square feet. Fenced yard. Orchard with approx. 25-30 trees (mostly apple, 3 pear, 2 cherry, 1 kadota fig, 2 apricot, 2 American persimmon). Currently on month to month rental for \$550 plus utilities & water. County water. Separate septic. Roof and heat pump were replaced approximately 3 years ago. **MANUFACTURED HOME BEING INCLUDED AS IS. Tenant occupied- showings will be allowed for serious buyers only on 2<sup>nd</sup> showing.**