

Agent Information

Name: Debra Smith
Phone: 919-349-0918
Fax: 919-573-9375
Cell:
Email: debra@debrasmith.com
Web:

Office Information

Name: Prudential York Simpson Underwood Realty
Address: 3700 Computer Drive Ste.100
Raleigh, NC 27609
Phone: 919-782-6641
Fax: 919-782-3674
Web: www.pruysu.com



1655591

105 Val Del Court

City: Garner**Media:** 10**VT:** No**Subdivision:** Woodland Forest**Residential****Foreclosure:** N**Zip:** 27529**Yr Blt:** 1976**Nbrhd:****LP:** \$ 164,900**Auction:** N**Area/Sub:** 006/B**Next OH:** 03/28/09**School Information****Elementary 1:** Wake - Vandora Springs**Elementary 2:****Middle 1:** Wake - North Garner**Middle 2:****High 1:** Wake - Garner**High 2:**

Directions: Route 70-50 South to Right on vandora Springs Rd. Right on Spring Dr. Left on Forest Manor, Left on Val Del Ct.

Remarks: This one is very special! Just 5.5 miles from dwtwn Raleigh!! 2006 14 SEER HVAC. 3 bdrm 2 bath ranch on exceptional landscaped .41 acres. Nature lovers goldmine. Bright, open living space. Skylights in kitchen. Large private deck. Clean and maintained. Backyard bird list 40+ species. Cul-de-sac. Exterior is brick and new hardplank siding. Family room addition also opens to deck.

Rooms / SqFt Information

| | | | |
|--------------------|--------------------------|-----------------------|----------------------|
| Living area | Above Grade: 1463 | Below Grade: 0 | Total: 1463 |
| Other Area | Above Grade: 0 | Below Grade: 0 | Total: 0 |
| # Rooms: 6 | Beds: 3 | Full Baths: 2 | Half Baths: 0 |

Living Area-Room Dim/Levels

| | | | |
|---------------------------------|-----------------------------|--------------------------------|-------------------|
| Entry Hall: | Office/Study: | Master BR: 12x11 / Main | Bedroom 5: |
| Living: 12.4x16 / Main | Kitchen: 13x9 / Main | Bedroom 2: 10x11 / Main | Utility: |
| Dining: 13.5x10.2 / Main | Breakfast: | Bedroom 3: 10x10 / Main | Bonus: |
| Family: 12x16.3 / Main | | Bedroom 4: | |

Other Area-Room Dim/Levels

| | | | |
|-----------------------------|---------------------------|-----------------------------|---------------------|
| Garage: 20x13 / Main | Storage: | Patio: | Scrnd Porch: |
| Carport: | Porch: 4x10 / Main | Deck: 16x21.5 / Main | |

General Information

| | | | | |
|-----------------------------|----------------------|-------------------------|--------------------------------------|---------------------|
| Lot Dim: tbd | Lot #: LO 12 | Appx Acres: 0.41 | Foundation: crawl | Zoning: R-12 |
| New Construction: No | Est Fin Date: | | HUD Compliant Senior Housing: | In City: Y |
| Builders Name: | | | Restrictive Covenants: N | |
| HO Assoc. Mgmt.: | HOA Fax: | | Total HOA Dues: \$ 0 | |
| HOA Phone: | | | | |

Financing and Taxes

| | | |
|-------------------|-------------------------|--|
| Tax Value: | Tax Rate: 0.0000 | TM/BK/PAR/LT or Deed Page: 06474 0185 |
|-------------------|-------------------------|--|

Financial Comments: New Needed. Preapproval with offer. Please verify schools.**Legal Desc:** LO124 Woodld for sub SE4 BMA **Pin #:** 1711012474**Features**

| | |
|--|--|
| Design: One Story | Primary Type: DTACH |
| Property Type: Detached | Style: Ranch |
| Acres: .26-.5 Acres | Exterior: Fenced Yard, Garden Area, Landscaped, Porch, Storm Doors |
| Exterior Finish: Brick Front, Fiber Cement | Features: |
| Roof: Shingle | Basement Desc: None |
| A/C: Central Air | Flooring: Hardwood, Carpet, Vinyl |
| Fuel-Heat: Natural Gas | Heating: Forced Air, Heat Age 0-3 Yrs |
| Fireplace: In Living Room, Wood Stove, In Family Room | Water Heater: Gas |
| Lot Desc: Cul-De-Sac | Water/Sewer: City Sewer, City Water |
| HO Dues: None | Parking: 1 Garage, DW/Concrete, Entry/Front, Parking Pad |
| | Financing: Cash, Conventional, FHA, New Needed |
| Assumption: No Assumption | Dining: Kitchen/Dining Room |
| Other Rooms: | Washer/Dryer Loc: Kitchen |
| | Interior: Bath/Tub, Bookshelves, Ceiling Fan, FP Screen, Garage Shop, |
| | Features: Skylight(s), Tub/ Sep Shower |

Equip/Apppl: Dishwasher, Electric Range**Spec SVC:****Green Certs:****Green Features:**

Copyright: 2001- 2009by Triangle MLS, Inc.

Information deemed RELIABLE but not GUARANTEED

Date: 03/27/2009