

**Agent Information**

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1655591

105 Val Del Court

**City:** Garner**Media:** 10**VT:** No**Subdivision:** Woodland Forest**Residential****Active****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**

<b>Living area</b>	<b>Above Grade:</b> 1463	<b>Below Grade:</b> 0	<b>Total:</b> 1463
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b> 0	<b>Total:</b> 0
<b># Rooms:</b> 6	<b>Beds:</b> 3	<b>Full Baths:</b> 2	<b>Half Baths:</b> 0

**Living Area-Room Dim/Levels**

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

**Other Area-Room Dim/Levels**

<b>Garage:</b> 20x13 / Main	<b>Storage:</b>	<b>Patio:</b>	<b>Scrnd Porch:</b>
<b>Carport:</b>	<b>Porch:</b> 4x10 / Main	<b>Deck:</b> 16x21.5 / Main	

**General Information**

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

**Financing and Taxes**

<b>Tax Value:</b>	<b>Tax Rate:</b> 0.0000	<b>TM/BK/PAR/LT or Deed Page:</b> 06474 0185
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**Financial Comments:** New Needed. Preapproval with offer. Please verify schools.**Legal Desc:** LO124 Woodld for sub SE4 BMA **Pin #:** 1711012474**Features**

<b>Design:</b> One Story	<b>Primary Type:</b> DTACH
<b>Property Type:</b> Detached	<b>Style:</b> Ranch
<b>Acres:</b> .26-.5 Acres	<b>Exterior:</b> Fenced Yard, Garden Area, Landscaped, Porch, Storm Doors
<b>Exterior Finish:</b> Brick Front, Fiber Cement	<b>Features:</b>
<b>Roof:</b> Shingle	<b>Basement Desc:</b> None
<b>A/C:</b> Central Air	<b>Flooring:</b> Hardwood, Carpet, Vinyl
<b>Fuel-Heat:</b> Natural Gas	<b>Heating:</b> Forced Air, Heat Age 0-3 Yrs
<b>Fireplace:</b> In Living Room, Wood Stove, In Family Room	<b>Water Heater:</b> Gas
<b>Lot Desc:</b> Cul-De-Sac	<b>Water/Sewer:</b> City Sewer, City Water

**HO Dues:** None**Assumption:** No Assumption**Other Rooms:****Parking:** 1 Garage, DW/Concrete, Entry/Front, Parking Pad**Financing:** Cash, Conventional, FHA, New Needed**Dining:** Kitchen/Dining Room**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:**

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\*\*Information deemed RELIABLE but not GUARANTEED\*\*

Date: 03/27/2009