



2271 Old Rt 22
Unit # Kenly NC
Zip 27542
Subdivision Not in a Subdivision
Neighborhood
SubArea 325 - Johnston County/G
Listing Type Exclusive Right
Listings Service Other
Variable Rate Yes
Prospect Exempt No

List Price \$169,900

Sold Price

DOM 0
CDOM 0
Possession At Time Of Closing
Contract Date
Due Diligence Exp Date
Closing Date
Financial Concessions



Remarks

Remarks One owner custom built home with amazing features found only in much more expensive homes. Sits back off the road and comes with all appliances including washer and dryer. Pergo flooring, new light fixtures except antique heirloom chandelier in stairway. Metal and stone bath downstairs and double sinks upstairs. Lots of dormer storage in bonus room, Separate office which could be 2 extra bedrooms if needed. Out back is mower shed, fire pit, screen porch, deck, grapevines, well and septic. Vacant soon.

Agent Remarks Easy to show. Seller works during the week and will be gone. Make earnest money payable to closing attorney. Very clean and modern home custom built with one owner. Property will be vacant shortly.

Directions

From Smithfield- I95 North to Kenly- exit 107 on US 301S -turn left on 301, right on Bay Valley road to Old Rt. 22- left on Old rt. 22- property on right across from Ridgewood subdivision.

Schools

ElemSch1 Johnston - Glendale-Kenly
MidSch1 Johnston - N Johnston
HighSch1 Johnston - N Johnston

ElemSch2
MidSch2
HighSch2

Measurements and Rooms

Approximate Acres 0.960	.76-.99 Acres	MBedFloor Main	15.9x9.8		
Lot Dimensions Plat available		Bedroom 2 Floor Second	15.9x9.9	Basement	No
Living Area Above Grade 1,852		Bedroom 3 Floor Second	15.9x9.9	Garage	0
Living Area Below Grade 0		Bedroom 4 Floor		Garage Floor	
Total Living Area SqFt 1,852		Bedroom 5 Floor		Carport Floor	
Detached Living Area SqFt		Entrance Hall Floor Main	7.8x3.9	Storage Floor	
Other Area Above Grade 0		Living Room Floor Main	13.9x11.9	Porch Floor Main	11.9x4.8
Other Area Below Grade 0		Family Room Floor		Patio Floor	
Total Other Area SqFt 0		Office/Study Floor Second	12.0x7.0	Deck Floor Main	15.9x8.3
Bedrooms 3	Full Baths 2	Bonus Room Floor Second	13.7x11.9	Screened Porch Floor Main	11.6x8.0
# of Rooms 7	Half Baths 0	Kitchen Floor Main	15.3x9.6		
		BRoomFloor			
		Dining Room Floor			
		Utility Room Floor Main	6.3x4.9		

General Information

Builder Name Langston Construction
New Construction No
Framed
Year Built 1996
Est Fin Year
Est Fin Month
Zoning rag
Active Adult Community No

Seller Name Teresa Watson
Ownership Type Other (SFH incl)
Ownership 1+ year(s)
Primary Residence Yes
Property Leased No
Lease Expires
Oil/Gas Rights Severed? No

Public Records/Tax

Legal Description Deed bk 1539, Pg 613
Tax Map/Blk/Prcl/Lot pid 03Q03034M
PIN # 265715-52-3990
Inside City No
City Limits Of
Tax Value \$120,340.00
Tax Rate 0.89000
Last Tax Bill

Financing

Assumption No Assumption
Financing New Needed
Financial Comments New financing needed. Proof of funds or letter of approval required with offer.

Home Owner Association

HOA 1 Mgmt
HOA Phone
HOA 1 Fees Required No
HOA 1 Fees \$ \$0.00
HOA 1 Fee Payment
HOA 2 Mgmt
HOA 2 Fees Required
HOA 2 Fees \$ \$0.00
HOA 2 Fee Payment
Total HOA Dues
Restrictive Covenants No
HO Fees Include None Known

Features

<p>A/C Central Air, Heat Pump Attic Description Pull Down Bath Features Bath/Shower Construction Type Site Built Design 2 Story Dining Eat-in Kitchen Equipment/Appliances Dryer, Electric Range, Microwave, Refrigerator, Washer Exterior Features Deck, Screen Porch Exterior Finish Vinyl Ext</p>	<p>Fireplace 0 Fireplace Description No Fireplace Flooring Carpet/Wood, Laminate, Tile Floor Foundation Crawl Space Fuel Heat Electric Fuel Garage 0 Green Bldg HERS Rating Green Cert. Uploaded Heating Heat Pump Interior Features Ceiling Fan</p>	<p>Lot Description Open, Road Frontage Other Rooms 1st Floor Master Bedroom, Bonus Room/Finish, Office Parking DW/Gravel Property Type Detached Property Description Single Family Roof Shingle Style Traditional Washer Dryer Location 1st Floor, Utility Room WD Water Heater Electric WH Water/Sewer Septic Tank, Well Waterfront Access Waterfront Type Water Body Name Approx Ft of Wtr Frontage</p>
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Listing Agent Information

List Agent - License ID 135520
List Agent - Agent Name and Phone Rose H Hammond - PrfPh: 919-965-0223
List Agent - E-mail roseh@nc.rr.com
Listing Office - Firm License C8510
Listing Office - Office Name and Phone Rose's Realty - OFC: 919-965-0223
Co-Agent - Agent Name and Phone

Showing Information

Coming Soon? ShwExptoBe
Appointment Phone 919-595-8989
Hours Notice for Showing
Showing Instructions Combo LB, Occupied

Compensation

Commission to Buyer Agent 2.4 %
Commission to Sub Agent 0 %

Selling/Closing Information

Selling Agent - License ID
Selling Office - Firm License

Sold Price
Sold Price/List Price
Sold Price/Sqft

Contract Date
Due Diligence Exp Date
Closing Date

Contingent Addendum
Financial Concessions
Other Concessions
Selling Information
Terms of Sale