

**MLS # 2134249 Status ACTIVE**



205 Live Oak Church Road  
**Unit #** Lot Number 2  
 Selma  
 NC  
**Zip** 27576  
**Subdivision** Not in a Subdivision  
**Neighborhood**  
**SubArea** 325 - Johnston County/E  
**Listing Type** Exclusive Right  
**Listings Service** Other  
**Variable Rate** Yes  
**Prospect Exempt** No

**List Price** \$129,900

**Sold Price**

**DOM** 2  
**CDOM** 2  
**Possession At Time Of Closing**  
 Contract Date  
 Due Diligence Exp Date  
 Closing Date  
 Financial Concessions



**Remarks**

**Remarks** Anyone looking to buy a house in the country needs to see this one quickly. 2 full baths with tub/shower combo. 3 bedrooms, split floor plan. Stove & refrigerator stay. Separate laundry room. More than an acre flat lot that backs up to a forest. Less than 4 miles to Selma, Smithfield, hwy 70, easy commute to I-40, I-95 & Raleigh. One story home. County water, septic, HVAC replaced less than a year ago. Warranty conveys. Fenced back yard, new deck, porch, storage building. No Sub-division or HOA fees.

**Agent Remarks** Documents attached. Septic and well permit. Earnest money to be paid to closing attorney. Listing company does not hold EM. Send pre-qualification or approval letter with offer. Call also when offer is sent to roseh@nc.rr.com

**Directions**

US 70 bypass Exit 333 (Buffalo Road)- turn right (north) on Buffalo road . About 3 miles turn right to Live Oak Church road- on the left just before Hickory Hills S/D. left.

**Schools**

**ElemSch1** Johnston - Selma  
**MidSch1** Johnston - Selma  
**HighSch1** Johnston - Smithfield Selma  
**ElemSch2**  
**MidSch2**  
**HighSch2**

**Measurements and Rooms**

<b>Approximate Acres</b> 1.120	1-2.9 Acres	<b>MBedFloor</b> Main	15.8x14.9		
<b>Lot Dimensions</b> 115x427		<b>Bedroom 2 Floor</b> Main	15.8x12.7	<b>Basement</b>	No
<b>Living Area Above Grade</b> 1,345		<b>Bedroom 3 Floor</b> Main	11.8x9.8	<b>Garage</b>	0
<b>Living Area Below Grade</b> 0		<b>Bedroom 4 Floor</b>		<b>Garage Floor</b>	
<b>Total Living Area SqFt</b> 1,345		<b>Bedroom 5 Floor</b>		<b>Carport Floor</b>	
<b>Detached Living Area SqFt</b>		<b>Entrance Hall Floor</b>		<b>Storage Floor</b>	Main 10.0x10.0
<b>Other Area Above Grade</b> 0		<b>Living Room Floor</b> Main	23.2x16.0	<b>Porch Floor</b>	Main 20.8x5.0
<b>Other Area Below Grade</b> 0		<b>Family Room Floor</b>		<b>Patio Floor</b>	
<b>Total Other Area SqFt</b> 0		<b>Office/Study Floor</b>		<b>Deck Floor</b> Main	15.8x11.8
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Bonus Room Floor</b>		<b>Screened Porch Floor</b>	
<b># of Rooms</b> 6	<b>Half Baths</b> 0	<b>Kitchen Floor</b> Main	8.2x7.8		
		<b>BRoomFloor</b>			
		<b>Dining Room Floor</b> Main	13.6x10.6		
		<b>Utility Room Floor</b> Main	8.0x5.5		

**General Information**

**Builder Name**  
**New Construction** No  
**Framed**  
**Year Built** 1991  
**Est Fin Year**  
**Est Fin Month**  
**Zoning** RAG  
**Active Adult Community**

**Public Records/Tax**

**Legal Description** Deed bk 1369, pg 790  
**Tax Map/Blk/Prcl/Lot** 14-L-08-007-L  
**PIN #** 260600-68-3288  
**Inside City** No  
**City Limits Of**  
**Tax Value** \$91,550.00  
**Tax Rate** 0.89000  
**Last Tax Bill**

**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

**Financing**

**Assumption** No Assumption  
**Financing** New Needed  
**Financial Comments** Pre-approval, letter of credit or proof of funds required with any offer.

**Seller Name** David Mark& Mary Lynn Childers  
**Ownership Type** Other (SFH incl)  
**Ownership** 1+ year(s)  
**Primary Residence** No  
**Property Leased** No  
**Lease Expires**  
**Oil/Gas Rights Severed?**

## Features

**A/C** Central Air, Gas Pack  
**Bath Features** Fiberglass Bath, Tub/Shower  
**Construction Type** Site Built  
**Design** One Story  
**Dining** Kitchen/Dining Room  
**Equipment/Appliances** Electric Range, Refrigerator  
**Exterior Finish** HrdBoard/Masonite

**Fireplace** 0  
**Fireplace Description** No Fireplace  
**Flooring** Carpet, Vinyl Floor  
**Foundation** Crawl Space  
**Fuel Heat** Gas LP  
**Garage** 0  
**Green Bldg HERS Rating**  
**Green Cert. Uploaded**  
**Heating** Forced Air, Gas Pack  
**Interior Features** Cable TV Available, Ceiling Fan, High Speed Internet

**Lot Description** Landscaped, Road Frontage  
**Other Rooms** 1st Floor Master Bedroom  
**Parking** DW/Earth  
**Property Type** Detached  
**Property Description** Single Family  
**Roof** Shingle  
**Style** Ranch  
**Washer Dryer Location** 1st Floor, Utility Room  
WD  
**Water Heater** Electric WH  
**Water/Sewer** County Water, Septic Tank  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
Approx Ft of Wtr Frontage

## 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, Vacant

## Compensation

**Commission to Buyer Agent** 2.5 %  
**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**