



**MLS #** 2137398    **Status** ACTIVE  
**Unit #**  
 93 Biz Road  
 Selma  
 27576  
 NC  
**Subdivision** Stoneybrook Estates  
**Neighborhood**  
**SubArea** 325 - Johnston County/F



**List Price** \$49,900  
**Sold Price**

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

**Remarks**

**Remarks** 3 bedroom, 1.5 bath older brick ranch home in need of complete restoration. No HOA. Country S/D. Vacant for some time. No electric power. Buyer must have electricity turned on for inspections. Heat pump, 2 car carport, 16x12 storage, 12x12 deck. Large LR & family room. Owner deceased so no one to ask. No floor coverings over plywood. Roof was replaced several years ago. Aqua water system. Stove is only appliance. Fenced yard. No warranty, as is, condition. Cash sales take priority. Motivated seller.

**Directions**

From Selma: I-95 N to Micro. Take exit 102 Right on Micro Rd to Lowell Mill Rd. Left on Lowell Mill Rd to Bizzell Grove Church Rd Right on Bizzell Grove Church Rd to Biz Rd. Right on Biz Rd- Property on left

**Schools**

**ElemSch1** Johnston - Micro-Pine Level    **ElemSch2**  
**MidSch1** Johnston - N Johnston    **MidSch2**  
**HighSch1** Johnston - N Johnston    **HighSch2**

**Measurements and Rooms**

**Approximate Acres** 0.318    **Lot Dimensions** Plat available  
**Living Area Above Grade** 1,715    **Other Area Above Grade** 0  
**Living Area Below Grade** 0    **Other Area Below Grade** 0  
**Total Living Area SqFt** 1,715    **Total Other Area SqFt** 0  
**Detached Living Area SqFt**  
**Bedrooms** 3    **Full Baths** 1  
**# of Rooms** 7    **Half Baths** 1

**General Information**

**Builder Name**  
**New Construction** No    **Seller Name** Langdon family trust  
**Year Built** 1974    **Ownership Type** Other (SFH incl)  
**Framed**    **Ownership** 1+ year(s)  
**Est Fin Year**    **Primary Residence** No  
**Est Fin Month**    **Property Leased** No  
**Oil/Gas Rights Severed?**

**Master Bedroom Floor** Main    13.5x12  
**Bedroom 2 Floor** Main    13.8x11.5  
**Bedroom 3 Floor** Main    13.8x11.9  
**Bedroom 4 Floor**    Main    27x14.6  
**Bedroom 5 Floor**    Main    16x12  
**Entrance Hall Floor**    Main    18.9x13.6  
**Living Room Floor** Main    13.5x11.2  
**Dining Room Floor** Main    18.7x13.7  
**Family Room Floor**    Main    14.8x13.5  
**Office/Study Floor**    Main    14.8x13.5  
**Kitchen Floor**    Main    14.8x13.5  
**Garage Floor**  
**Carport Floor**    Main    27x14.6  
**Storage Floor**    Main    16x12  
**Porch Floor**  
**Patio Floor**  
**Deck Floor**    Main    12x12  
**Screened Porch Floor**  
**Bonus Room Floor**  
**Utility Room Floor**

**Public Records/Tax**

**Legal Description** DeedBk 04757, pg 0496  
**Tax Map/Bk/Prcl/Lot** PID 10-P-08-143  
**PIN #** 264514-33-3544  
**Inside City** No    **Tax Value** \$97,870.00  
**City Limits Of**    **Tax Rate** 0.89000  
**Last Tax Bill**

**Home Owner Association**

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

**HUD Compliant Sr Housing?** No

**Financing**

**Assumption** No Assumption  
**Financial Comments** All offers must include Pre-approval letter, Letter of credit or proof of funds.

**Features**

**A/C** Heat Pump    **Exterior Features** Fenced Yard    **Green Cert. Uploaded**  
**Bath Features** Tub/Shower    **Exterior Finish** All Brick Veneer    **Heating** Heat Pump  
**Construction Type** Site Built    **Fireplace** 1    **Other Rooms** Den  
**Design** One Story    **Fireplace Description** No Fireplace  
**Dining** Kitchen/Dining Room    **Flooring** Carpet/Wood, Vinyl Floor  
**Equipment/Appliances** Electric Range    **Foundation** Crawl Space  
**Fuel Heat** Electric Fuel  
**Garage** 0  
**Green Bldg HERS Rating**  
**Parking** 1 Carport  
**Property Type** Detached  
**Property Description** Single Family  
**Roof** Shingle  
**Style** Ranch  
**Washer Dryer Location** Laundry Room  
**Water Heater** Electric WH  
**Water/Sewer** Community Water, Septic Tank  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
**Approx Ft of Wtr Frontage**

**Listing Agent**

**List Agent - License ID** 135520  
 Rose H Hammond - PrFPh: 919-965-0223  
 Rose's Realty - OFC: 919-965-0223  
**Co-List:**

**Showing Instructions**

**Coming Soon?**    ShowingsExpectedtoBegin  
**Hours Notice for Showing**  
 Combo LB, Vacant

**Compensation**

**Commission to Buyer Agent** 2.5 %  
**Commission to Sub Agent** 0 %