

1727254

Active

Residential

LP: \$ 349,900



Property Leased: N

8625 Sunflower Meadows Lane

City: Wake Forest
Media: 12 VT: No
Subdivision: Kimmon Place
Seller's Name: Geer

Zip: 27587
Yr Blt: 2002
Nbrhd:
Open House:

Area/Sub: 014/B
List Type: ER
SP:
Sold Dt:

School Information

Elementary 1: Wake - Wakefield
Elementary 2:
Middle 1: Wake - Wake Forest Rolesville
Middle 2:
High 1: Wake - Wake Forest Rolesville
High 2:

Directions: North on Capital; left on Purnell; to first stop sign, right on Bud Smith; right on Baynam Pond; right on Sunflower Meadows.

Remarks: You won't find a better waterview 4 bedroom / 2.5 bath split bedroom ranch with a bonus over the garage in the county. This home has been very well maintained by the original owners. It has an open floor plan and lots of vaulting that makes the 2725 square feet of living space appear much larger. The kitchen has ample cabinet and counter (granite) space, and the MBR is huge.

Rooms / SqFt Information

Living Area Above Grade: 2725 Below Grade: 0 Total: 2725
Other Area Above Grade: 0 Below Grade: 0 Total: 0
Rooms: 8 Beds: 4 Full Baths: 2 Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: 6x8 / Main Office/Study: Master BR: 16x18 / Main Bedroom 5: 14x21 / Second
Living: Kitchen: 14x14 / Main Bedroom 2: 11x12 / Main Utility: 6x8 / Main
Dining: 12x12 / Main Breakfast: 12x12 / Main Bedroom 3: 13x14 / Main Bonus:
Family: 17x20 / Main Bedroom 4: 12x12 / Main

Other Area-Room Dim/Levels

Garage: 24x24 / Main Storage: Patio: Scrdn Porch:
Carport: Porch: Deck: 12x16 / Main

General Information

Lot Dim: 110x281x110x277 Lot #: 43 Appx Acres: 0.71 Foundation: Crawl Zoning:
New Construction: No Framed: Est Fin Date: HUD Compliant Senior Housing:
Builders Name: Restrictive Covenants: Y In City: No
HO Assoc. Mgmt: Total HOA Dues: \$ 300/Annually
HOA Phone:

Financing and Taxes

Tax Value: \$370,887 Tax Rate: 0.0600 TM/BK/PAR/LT or Deed Page:
Financial Comments: Pin #: 1832366704
Legal Desc: LO43 KIMMON PLACE SUB PH3 BM2001-1884

Features

Design: One Story Exterior Deck, Landscaped
Property Type: Detached Features:
Construction Type: SITEBT
Acres: .51-.75 Acres
Exterior: Fiber Cement, Partial BrickStone
Finish:
Roof: Shingle Style: Transitional
A/C: Central Air Basement
Fuel-Heat: Gas LP, GASLP Desc:
Fireplace
Desc:
Lot Desc: Water View
Flooring: Carpet, Hardwood, Tile
Heating: Forced Air
Water Heater: Gas
Water/Sewer: Community Water, Septic Tank
Parking: 2 Garage
Financing: Cash, Conventional, FHA, VA
Dining: Separate Dining Room, Breakfast Room
Washer/Dryer 1st Floor
Loc:
Interior 9 Ft Ceiling, Ceiling Fan, Cath. Ceil., Cable TV Available
Features:

Fees HO Association, Maint Com. Area
Include:

Assumption: No Assumption
Other 1st Floor Master Bedroom, 1st Floor Bedroom, Bonus Room/Finish, Bonus
Rooms: Stair Acc, Family Room

Equip Cooktop - Electric, Dishwasher, Disposal, Electric Range, Ice Maker
Connection, Microwave

Spec. SVC:

Green

Green Certs:

Showing Instructions

Show Instruct: Occupied, Combo LB
List Agent: R17213/ Don Meriweather Agent Phone: 919-812-7740 Agent Appt Ph: 919-595-8989
List Office: 3207 / Real Living Pittman Properties Office Phone: 919-847-5555
Co List Agent: CoList Agent Ph:
Comm to Buy Agt: 2.4% / N Comm to Sub Agt: 2.4% / N CoList Appt Ph:
List Type: ER-Exclusive Right Possession: ATC LADOM: 6 CDOM: 6
PE: No

Comparable Information

Sale Agent:

SA Phone:

Terms:

Sale Office:

SO Phone:

Sold Price:

Pending Date:

Est Closing Dt:

Sold Dt:

Selling Info:

Financial Concessions:

Other Concessions:

Agent Only Remarks

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

Date: 05/24/2010