

MLS#: 1811414

912 Glenmacie Drive

Fuquay Varina, NC 27526 / Area: 016/B

Subd.: Fern Valley

LP: \$ 237,403 CDOM: 44

Beds:4 / FB: 2 / HB: 1 / Tot Rooms: 8

Year Built: 2012

Status: Active

ER-Exclusive Right

Possession: ATC Prospect Exempt: No Special Conditions: Seller licensed real estate

Residential

professional

Prop. Leased: N

School Information

El: 1) Wake - Fuquay Varina

Seller's Name: Gala Homes

Mi: 1) Wake - Fuquay Varina / 2) Wake - West Lake

Hi: 1) Wake - Fuquay Varina

Directions

LADOM: 44

South on Kildaire Farm Rd, Right on Holly Springs Rd, Left on Sunset Lake Rd, Right on BassLake Rd, Left on James Slaughter Rd, Left on Stewart Rd, Left into Fern Valley Sub. Left on Glenmacie

drive. House at corner of Glenmacie and Brookhannah

Remarks

New construction opportunity in the quiet, well- kept community of Fern Valley. 2450+ft,master down,with to \$3000 in closing costs with acceptable offer and open floor plan, large rooms and closets, tons of storage, covered screened porch with patio, granite counter tops,4" hand-scraped hardwood and tiled floors.Neighborhood pool and close proximity to shopping. 100% financing available and paid closing costs with acceptable offer.

Agent Only Remarks

See attachment for 100% financing through BB&T. Up lender requirements. BA to hold earnest money.

General Information

Lot #: 65 Lot Dim: see survey

Appx. Acres: 0.29 Foundation: slab Inside City: Yes: Fuguay Varina Zoning: res

New Construction: Yes, Framed: Yes Est Fin Date: 11/2011 **Builders Name:** Gala Homes **HUD Compliant Senior Housing:**

Home Owner Association

/ 919-567-0168 Fees: \$188 Semi-Annually - Req: Y Mgt Co 2: Fern Vallley HOA

Fees: \$0

Restrictive Y Covenants: Total HOA Dues: \$376

Rooms / SqFt Information

Living Area: 2,450 = 2,450(Above Grade) and 0(Below Grade) Other Area: 480 = 480(Above Grade) and 0(Below Grade)

Living Area-Room Dim/Levels

Entrance Hall: 9.2x10 / Main Master BR: 14x17.3 / Main Living: Bedr 2: 12.67x12 / Second Dining: 12x12 / Main Bedr 3: 12x14 / Second Family: 20x17.5 / Main Bedr 4: 14x17 / Second

Office/Study: Bedr 5:

Kitchen: 14.5x12 / Main Utility: 6x3 / Main Breakfast: Bonus:

Features (Continued)

Exterior Features: Gutters

Exterior Finish: Stone, Vinyl Financing: USDA, New Needed Fireplace Desc: Direct Vent

Flooring: Carpet/Wood, CerBath Flr, Hardwood, Tile

Fuel - Heat: Electric Green Certificates:

Green Features:

Other Area-Room Dim/Levels Deck:

Garage: 21x21 / Main Carport: Scr Porch: 16x12 / Main Storage: Basement: No Porch: 9x5 / Main Storage: 15x12/Second Patio: 10x10 / Main

Storage: 15x20/Second **Financing and Taxes**

Tax Rate: 0.9190 Tax Value:

TM/BK/PAR/LT or Deed Page: BM2002 PG28

Legal Descr: lot 65 Fern Valley Pin #: 0667463422 Financial Comments:

Heating: Heat Pump

HOA dues: Clubhouse, HO Association, Maint Com. Area, Pool, Street Lights

Interior Features:

9 Ft Ceiling, Attic Floored, Automation, Bath/Shower, Bath/Tub, Ceiling Fan, Granite Counter Tops,

Pantry, Tub/ Sep Shower, Walk In Attic

Lot Descr: Corner Lot Parking: 2 Garage

Features

A/C: Heat Pump, Dual Zone

Acres: .26-.5 Acres Assumption: No Assumption

Basement Desc:

Design: 1.5 Story

Dining: Separate Dining Room Equip/Appl:

Dishwasher, Disposal, Electric Range, Garage Opener, Ice Maker Connection,

Microwave

Roof: Shingle

Other Rooms:

Spec. SVC: Main Floor Laundry, Level Flooring

Property Type: Detached / Site built (Stick)

Style: Bungalow, Arts & Crafts

Washer/Dryer Loc: 1st Floor

Water Heater: Gas

Water/Sewer: City Sewer, City Water

Listing Agent

R76242 - Jason Galarneau Ph: 919-422-1890 . Vacant

72085 - Gala Real Estate & Development Ph: 919-422-1890 Showing Instructions

Compensation

Buyer Agent: 2.75% / Var: Y Sub Agent: 0% / Var: Y

Appointment Phone: 919-595-8989

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Date: 01/09/2012