



**MLS#: 1811414**

**Status: Active**

**Residential**

[912 Glenmacie Drive](#)

**LP: \$ 237,403**

LADOM: 44  
CDOM: 44

ER-Exclusive Right

Fuquay Varina, NC 27526 / Area: 016/B

Subd.: Fern Valley

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

Year Built: 2012

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

Seller's Name: Gala Homes

Prop. Leased: N

**School Information**

**Directions**

El: 1) Wake - Fuquay Varina

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

Hi: 1) Wake - Fuquay Varina

South on Kildaire Farm Rd, Right on Holly Springs Rd, Left on Sunset Lake Rd, Right on Bass Lake 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 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 to \$3000 in closing costs with acceptable offer and lender requirements. BA to hold earnest money.

**General Information**

Lot #: 65 Lot Dim: see survey  
Appx. Acres: 0.29 Foundation: slab  
Inside City: Yes: Fuquay Varina Zoning: res  
New Construction: Yes, Framed: Yes Est Fin Date: 11/2011  
Builders Name: Gala Homes  
HUD Compliant Senior Housing: No

**Home Owner Association**

/ 919-567-0168 Restrictive y  
Fees: \$188 Semi-Annually - Req: Y Covenants:  
Mgt Co 2: Fern Vallley HOA Total HOA Dues: \$376  
Fees: \$0

**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:

**Other Area-Room Dim/Levels**

Garage: 21x21 / Main Deck:  
Carport: Scr Porch: 16x12 / Main  
Storage: Basement: No  
Porch: 9x5 / Main Storage: 15x12/Second  
Patio: 10x10 / Main Storage: 15x20/Second

**Financing and Taxes**

**Tax Value:** **Tax Rate:** 0.9190

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

**Legal Descr:** lot 65 Fern Valley

**Pin #:** 0667463422

**Financial Comments:**

**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/App:**

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

**Listing Agent**

R76242 - Jason Galarneau Ph: 919-422-1890 , Vacant  
72085 - Gala Real Estate & Development Ph: 919-422-1890

**Showing Instructions**

Appointment Phone: 919-595-8989

**Compensation**

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