

1726784

Active

Residential

LP: \$ 259,500



[1239 E Springhill Court](#)

City: Cary
 Media: 11 VT: Yes
 Subdivision: Walnut Ridge
 Seller's Name: Lindgren

Zip: 27511
 Yr Blt: 1974
 Nbrhd:
 Open House:

Area/Sub: 005/G
 List Type: ER
 SP:
 Sold Dt:

School Information

Elementary 1: Wake - Dillard
 Elementary 2:
 Middle 1: Wake - East Cary
 Middle 2:
 High 1: Wake - Cary
 High 2:

Directions: From Cary Town Center, go east on Walnut (toward US-1) for 0.8 mile. At traffic light, turn left onto Nottingham. Immediate left on Kimbolton. Right onto E. Springhill Court. Or, from US-1, exit onto Walnut Street. Go toward Cary 0.4 mile.

Remarks: Home with basement (part finished, part unfinished). Large wooded lot, on cul-de-sac. Fenced, private back yard. Detached wired workshop. Hot tub. Bedroom and full bath on 1st floor. two bedrooms and full bath on 2nd floor. One bedroom and full bath in basement. Bonus or office (16x13)on 2nd floor. Walk-out storage. Minutes from shopping and restaurants. Put this one on your list!

Rooms / SqFt Information

Living Area	Above Grade: 2400	Below Grade: 250	Total: 2650
Other Area	Above Grade: 0	Below Grade: 500	Total: 500
# Rooms: 9	Beds: 4	Full Baths: 3	Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall:	Office/Study:	Master BR:	Bedroom 5:
Living:	Kitchen:	Bedroom 2:	Utility:
Dining:	Breakfast:	Bedroom 3:	Bonus:
Family:		Bedroom 4:	

Other Area-Room Dim/Levels

Garage: 21x12 / Main	Storage:	Patio:	Scrnd Porch:
Carport:	Porch:	Deck:	

General Information

Lot Dim: 44x126x143x34x127	Lot #: 38	Appx Acres: 0.38	Foundation: Basement	Zoning:
New Construction: No	Framed:	Est Fin Date:	HUD Compliant Senior Housing:	Restrictive Covenants: N
Builders Name:				In City: Yes
HO Assoc. Mgmt:			Total HOA Dues: \$ 0	
HOA Phone:				

Financing and Taxes

Tax Value: \$225,965 Tax Rate: 0.8700 TM/BK/PAR/LT or Deed Page: DEED BK 11655-1012
 Financial Comments: Annual property tax \$1,972. Square footage is approximate.
 Legal Desc: LO38 WALNUT RIDGE SUB BM1974-48 Pin #: 0773346293

Features

Design: 1.5 Story	Exterior Deck, Detached Workshop, Fenced Yard, Hot Tub, Patio, Private Fence
Property Type: Detached	Features:
Construction Type: SITEBT	
Acres: .26-.5 Acres	Style: Traditional
Exterior HrdBoard/Masonite	Basement Full, Inside Entrance, Outside Entrance, Part. Finish
Finish:	Desc:
Roof: Shingle, Roof Age 0-5 Years	Flooring: Carpet, Hardwood
A/C: Central Air	Heating: Forced Air
Fuel-Heat: Natural Gas, NTGAS	Water Heater: Gas, Water Htr Age 0-3 Yrs
Fireplace In Family Room	Water/Sewer: City Sewer, City Water
Desc:	Parking: 1 Garage
Lot Desc:	Financing: Cash, Conventional, FHA, VA
Fees None	Dining: Eat-in Kitchen, Separate Dining Room
Include:	Washer/Dryer Basement
Assumption: No Assumption	Loc:
Other 1st Floor Bedroom, 1st Floor Master Bedroom, Bonus Br Acc, Family Room,	Interior Walk In Attic, Security System Finished
Rooms: Office, Workshop	Features:

Equip | Gas Range, Dishwasher, Microwave

Spec. SVC:

Green

Green Certs:

Showing Instructions

Show Instruct: Combo LB, Vacant	Agent Phone: 919-740-6641	Agent Appt Ph: 919-595-8989
List Agent: R15875/ Paul Folmsbee	Office Phone: 919-653-4700	
List Office: 1441 / Re/Max Integrity	CoList Agent Ph:	CoList Appt Ph:
Co List Agent:	Comm to Sub Agt: 2.5 / % / N	LADOM: 12 CDOM: 223
Comm to Buy Agt: 2.5 / % / N	Possession: ATC	PE: No
List Type: ER-Exclusive Right		

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

(Print for reference.) Basement has been engineered to stay dry, even in periods of excessive rain. Possible yard equipment and emergency generator to Buyer with acceptable offer. Plum and fig trees on right side of driveway. Parking area for boat or additional cars. New roof, new HVAC, new water heater. See MLS attachments for floor plan in pdf format. Fast responses to offers.

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

Date: 05/27/2010