

**Agent Information**

**Name:** Paul Folmsbee  
**Phone:** 919-740-6641  
**Fax:** 800-948-6984  
**Cell:**  
**Email:** [HomeSearch@nc.rr.com](mailto:HomeSearch@nc.rr.com)  
**Web:** [www.Take-Tour.com](http://www.Take-Tour.com)

**Office Information**

**Name:** Re/Max Integrity  
**Address:** 3600 NW Cary Parkway Ste. 104  
 Cary, NC 27513  
**Phone:** 919-653-4700  
**Fax:** 919-653-4701  
**Web:**



**1671823**      **Active**      **Residential**  
[224 Windbyrne Drive](#)  
**City:** Cary  
**Media:** 4      **VT:** Yes  
**Subdivision:** Windbrooke

**Foreclosure:** N  
**Zip:** 27513  
**Yr Blt:** 1993  
**Nbrhd:**

**LP:** \$ 140,000  
**Auction:** N  
**Area/Sub:** 005/D  
**Next OH:**

**School Information**

**Elementary 1:** Wake - Northwoods      **Elementary 2:**  
**Middle 1:** Wake - West Cary      **Middle 2:**  
**High 1:** Wake - Cary      **High 2:**  
 Directions: From 40 take Harrison Ave exit. Turn right on to Cary Parkway, left on to Evans, left on Windbyrne

Remarks: Shows like a model! Very well-maintained townhome in wonderful neighborhood! Solid surface counter tops. New carpet, new water heater, and fresh paint. Huge crawl space for tons of extra storage. Walk-in closets and full baths in each bedroom. Large Family Room with dining area. Very private backyard. Put this one on your list.

**Rooms / SqFt Information**

<b>Living area</b>	<b>Above Grade:</b> 1330	<b>Below Grade:</b> 0	<b>Total:</b> 1330
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b> 0	<b>Total:</b> 0
<b># Rooms:</b> 4	<b>Beds:</b> 2	<b>Full Baths:</b> 2	<b>Half Baths:</b> 1

**Living Area-Room Dim/Levels**

<b>Entry Hall:</b> 11.4x4.4 / Main	<b>Office/Study:</b>	<b>Master BR:</b> 13.7x11 / Second	<b>Bedroom 5:</b>
<b>Living:</b> 20x16 / Main	<b>Kitchen:</b> 12.4x11 / Main	<b>Bedroom 2:</b> 12x11.5 / Second	<b>Utility:</b>
<b>Dining:</b>	<b>Breakfast:</b>	<b>Bedroom 3:</b>	<b>Bonus:</b>
<b>Family:</b>		<b>Bedroom 4:</b>	

**Other Area-Room Dim/Levels**

<b>Garage:</b>	<b>Storage:</b>	<b>Patio:</b>	<b>Scrdn Porch:</b>
<b>Carport:</b>	<b>Porch:</b>	<b>Deck:</b> 20x12 / Main	

**General Information**

<b>Lot Dim:</b> 0	<b>Lot #:</b> 36	<b>Appx Acres:</b> 0.03	<b>Foundation:</b> Crawl	<b>Zoning:</b>
<b>New Construction:</b> No	<b>Est Fin Date:</b>		<b>HUD Compliant Senior Housing:</b>	<b>In City:</b> Y
<b>Builders Name:</b>			<b>Restrictive Covenants:</b> Y	
<b>HO Assoc. Mgmt.:</b> Dixon	<b>HOA Fax:</b>		<b>Total HOA Dues:</b> \$ 145/MONTH	
<b>HOA Phone:</b>				

**Financing and Taxes**

<b>Tax Value:</b>	<b>Tax Rate:</b> 0.0000	<b>TM/BK/PAR/LT or Deed Page:</b> DB9232 Pg 1953
<b>Financial Comments:</b>		<b>Pin #:</b> 076513022581000
<b>Legal Desc:</b> LT 36 Windbrooke PH2 SC B		

**Features**

<b>Design:</b> 2 Story	<b>Primary Type:</b> TOWNH
<b>Property Type:</b> Townhouse	<b>Style:</b> Transitional
<b>Acres:</b> 0-.25 Acres	<b>Exterior:</b> Deck, Walk-in Crawl Space
<b>Exterior Finish:</b> HrdBoard/Masonite	<b>Features:</b>
<b>Roof:</b> Shingle	<b>Basement Desc:</b>
<b>A/C:</b> Central Air	<b>Flooring:</b> Carpet, Vinyl
<b>Fuel-Heat:</b> Natural Gas	<b>Heating:</b> Forced Air
<b>Fireplace</b>	<b>Water Heater:</b> Gas
<b>Des Desc:</b> Secluded	<b>Water/Sewer:</b> City Sewer, City Water
<b>HO Dues:</b> Maint. Grnd	<b>Parking:</b> DW/Concrete
	<b>Financing:</b> Conventional
<b>Assumption:</b> No Assumption	<b>Dining:</b> Eat-in Kitchen
<b>Other Rooms:</b>	<b>Washer/Dryer Loc:</b> 2nd Floor, Closet
	<b>Interior:</b> Attic Skutl, Cable TV Available, Security System Finished, Solid
	<b>Features:</b> Surface Counter Tops, W.I. Closet

**Equip/App:**

**Spec SVC:**

**Green Certs:**

**Green Features:**