

Cross Property Agent Full

2736 Laurelcherry Street, Raleigh NC 27612-5441

CMLS#: 3683031	Category: Condo/Townhouse	Parcel ID: 0796.15-52-6493-	List Price: \$393,800
Status: Incomplete	Tax Location: Wake	County: Wake	
Subdivision: none	Tax Value: \$344,349	Zoning: PD	
Complex: none	Deed Ref: 17211-1862	Plat Book/Slide:	
Legal Desc: LO10 THE TOWNES AT CRABTREE BM2006-00255	Approx Lot Dim:	Block/Section:	
Approx Acres:		Elevation:	
Lot Desc:			



General Information

Type: **3 Story**
 Style: **Site Built**
 Construction Type: **Site Built**

HLA	Unheated Sqft
Main: 936	Main: 0
Upper: 0	Upper: 0
Third: 936	Third: 0
Lower: 477	Lower: 0
Bsmnt: 0	Bsmnt: 0

Above Grade: **2,349**
 Total: **2,349** Total: **0**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Bldg Information

Beds: **4**
 Baths: **2/2**
 Year Built: **2006**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:
 Pets:

Additional Information

Prop Fin:
 Assumable: **No** Occupant Type: **Vacant**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

Room Information

Room Level	Beds	Baths	Room Type
Main	0	0/1	Bathroom(s), Dining Room, Family Room, Kitchen
Third	3	2/	Bathroom(s), Bedroom(s)
Lower	1	0/1	Bathroom(s), Bedroom(s), Laundry

Features

Parking:	Garage - 2 Car	Main Level Garage: No
Laundry:	Lower	
Foundation:	Slab	
Fireplaces:		
Equip:	Ceiling Fan(s), Dishwasher, Oven, Refrigerator	
Exterior Covering:	Brick Full	

Utilities

Sewer: Public Sewer	Water: Public Water
Wtr Htr: Gas	
HVAC: Central Air, Electric Hot Air	

Association Information

Subject To HOA: Required	Subj to CCRs: Yes	HOA Subj Dues: Mandatory
HOA Management:	HOA Phone:	Assoc Fee: \$130/Monthly

Condo/Townhouse Information

Ownership Type: Townhouse	Unit's Level In Bldg: 1
Land Included: No	Entry Level: Main

Remarks

Public Remarks: **NOW ACCEPTING OFFERS! This executive level end unit townhome in The Townes at Crabtree neighborhood features 4 beds/3 baths and 2,349 sq/ft of living space. 3 level townhome includes kitchen, dining room and living room on the main level. Top level includes master suite and two more bedrooms. Lower level includes bedroom, laundry and mud room. Other highlights are a gas fireplace, rear deck, 2 car garage and many more. Don't miss your chance to live in one of the most desirable areas of Raleigh, NC!**

Agent Remarks: **Property is being sold on behalf of the US Marshals Service. Property is being sold AS-IS. Seller is accepting offers in the form of a "letter of intent," which can be submitted on listing agent's website. LOI includes 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price).**

Instructions: **Combination, Showing Service, Sign, Vacant**

Directions: **From I-440 take Glenwood Ave. exit and travel North. Right onto Creedmoor Rd. Right onto Sugar Bush Rd. Right onto LaurelCherry St. Turn Left to stay on Laurelcherry St. Property is on Left, sign in window.**

Listing/Agent/Office Information

DOM: 11/16/20	CDOM: No	TOM Dt: 04/30/21
Mkt Dt: No	UC Dt:	DDP-End Date:
Agent/Own: 800-746-9464		
For Appointment Call: Zach Johnson (62482)		
Listing Agent: The Swicegood Group Inc (10160)		
Listing Office: 2%	Sub Agency: 0%	List Type: Exclusive Right
Buyer Agency: No	Dual/Var: No	Agent Phone: 828-408-1651
Named Prosp:		Office Phone: 336-751-4444
Web Url:		Transaction Broker: United States of America
		Seller Name: Yes
		Full Service:

Prepared By: Zach Johnson