

# Cross Property Agent Full

**1421 Ballyclare Court, Raleigh, NC 27614-7168**

CMLS#: <b>3806179</b>	Category: <b>Single Family</b>	Parcel ID: <b>0890.03-32-1617-0</b>	List Price: <b>\$858,000</b>
Status: <b>Active</b>	Tax Location: <b>Raleigh</b>	County: <b>Wake</b>	
Subdivision: <b>none</b>	Tax Value: <b>\$622,457</b>	Zoning: <b>R-80W</b>	
	Deed Ref: <b>15780-1126</b>	Plat Book/Slide:	
Legal Desc: <b>LO6 CROSSMOOR SUB PH1 BM1998-1676</b>	Approx Lot Dim:	Block/Section:	
Approx Acres: <b>1.48</b>		Elevation:	
Lot Desc:			



<u>General Information</u>		<u>School Information</u>	
Type:	<b>2 Story</b>	Elem:	<b>Unspecified</b>
Style:		Middle:	<b>Unspecified</b>
Construction Type:	<b>Site Built</b>	High:	<b>Unspecified</b>
<u>HLA</u>		<u>Bldg Information</u>	
Main:	<b>2,325</b>	Main:	<b>0</b>
Upper:	<b>1,773</b>	Upper:	<b>0</b>
Third:	<b>0</b>	Third:	<b>0</b>
Lower:	<b>0</b>	Lower:	<b>0</b>
Bsmnt:	<b>0</b>	Bsmnt:	<b>0</b>
Above Grade: <b>4,098</b>		Beds: <b>5</b>	
Total Primary HLA: <b>4,098</b>	Total: <b>0</b>	Baths: <b>3/2</b>	Year Built: <b>1999</b>
Additional Sqft:		New Const: <b>No</b>	
Additional Information		Prop Compl Date:	
Prop Fin:		Construct Status:	
Assumable: <b>No</b>	Garage Sqft: <b>775</b>	Builder:	
Ownership: <b>Seller owned for less than one year</b>		Model:	
Special Conditions: <b>None</b>			
Road Responsibility: <b>Publicly Maintained Road</b>			
		Occupant Type:	<b>Vacant</b>

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### Room Information

Room Level	Beds	Baths	Room Type
<b>Main</b>	<b>1</b>	<b>1/2</b>	<b>Bathroom(s), Bedroom(s), Breakfast, Den, Dining Room, Kitchen, Laundry, Living Room, Mud, Office, Pantry</b>
<b>Upper</b>	<b>3</b>	<b>2/0</b>	<b>Bathroom(s), Bedroom(s), Bonus Room</b>

### Features

Parking: <b>Garage - 3 Car</b>	Doors/Windows:	Main Level Garage: <b>Yes</b>
Driveway: <b>Concrete</b>	Fixtures Exceptions: <b>No</b>	
Laundry: <b>Main</b>		
Foundation: <b>Crawl Space</b>		
Fireplaces:		
Equip: <b>Beverage Refrigerator, Ceiling Fan(s), CO Detector, Cooktop Electric, Dishwasher, Disposal, Dryer, Electric Oven, Exhaust Fan, Ice Maker Connection, Microwave, Refrigerator, Washer</b>		
Exterior Covering: <b>Brick Full</b>		

### Utilities

Sewer: <b>Septic Installed</b>	Water: <b>Community Well</b>
Wtr Htr: <b>Electric</b>	
HVAC: <b>Central Air, Heat Pump - Heat</b>	

### Association Information

Subject To HOA: <b>Required</b>	Subj to CCRs: <b>Yes</b>	HOA Subj Dues:
	<b>Remarks</b>	

**Public Remarks:** Seller now accepting offers via Swicegood Group website! Don't miss this opportunity to purchase a 4 bed/5 bath brick home in the HIGHLY sought after Crossmoor community. Large 1.48 acre cul-de-sac lot, custom built home, impressive master suite, Jenn-Air kitchen appliances, tankless hot water, massive garage, large rear deck with hot tub, amazing pool, enormous attic for storage, mature landscaping with landscaping lighting and so much more!

**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 a simple email to LA with 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). Call LA for more info.

**Instructions:** Lockbox/Key, Sign, Vacant

**Directions:** From I-540, take Creedmoor Rd. exit. Travel North on Creedmoor Rd. Turn Right on Nipper Rd. Turn Left on Castlereagh Ln. Turn Left onto Ballyclare Ct. Property is at end of road, in the cup-de-sac.

### Listing/Agent/Office Information

DOM: <b>0</b>	CDOM: <b>0</b>	TOM Dt:	Expiry Dt: <b>12/31/22</b>
Mkt Dt: <b>11/15/21</b>	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: <b>No</b>			
For Appointment Call: <b>800-746-9464</b>		List Type: <b>Exclusive Right</b>	
Listing Agent: <b>Zach Johnson (62482)</b>		Agent Phone: <b>828-408-1651</b>	
Listing Office: <b>The Swicegood Group Inc (10160)</b>		Office Phone: <b>336-751-4444</b>	
Buyer Agency: <b>2%</b>	Sub Agency: <b>0%</b>	Transaction Broker:	Bonus:
Named Prosp: <b>No</b>	Dual/Var: <b>No</b>	Seller Name: <b>United States of America</b>	
Web Url:		Full Service: <b>Yes</b>	

Prepared By: Zach Johnson