

Cross Property Agent Full

310 Yancey Lane, Henderson, NC 27536-5732

CMLS#: 3830214	Category: Single Family	Parcel ID: 0114-01001D	List Price: \$15,950
Status: Active	Tax Location: Henderson	County: Vance	
Subdivision: none	Tax Value: \$15,738	Zoning: HR8M	
	Deed Ref: 743-448	Plat Book/Slide:	
Legal Desc: See metes and bounds	Approx Lot Dim:	Block/Section:	
Approx Acres: 0.49		Elevation:	
Lot Desc:			



General Information

Type: **1 Story**
 Style:
 Construction Type: **Manufactured, Site Built**

School Information

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

<u>HLA</u>		<u>Non-HLA Sqft</u>	
Main:	1,800	Main:	0
Upper:	0	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	0	Bsmnt:	0

Bldg Information
 Beds: **3**
 Baths: **2/0**
 Year Built: **1976**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:

Above Grade: **1,800**
 Total Primary HLA: **1,800** Total: **0**

Additional Information

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

Recent: **02/15/2022 : NEWS : ->ACT**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	3	2/0	Bathroom(s), Bedroom(s), Dining Room, Kitchen, Laundry, Living Room

Features

Parking: Driveway	Main Level Garage: No
Driveway: Asphalt	Doors/Windows:
Laundry: Main	Fixtures Exceptions: No
Foundation: Crawl Space	
Fireplaces:	
Equip: None	
Exterior Covering: Brick Partial, Stone Veneer	

Utilities

Sewer: City Sewer	Water: City Water
Wtr Htr: Electric	
HVAC: Heat Pump - AC, Heat Pump - Heat	

Association Information

Subject To HOA: None	Subj to CCRs: Undiscovered	HOA Subj Dues:
	<u>Remarks</u>	

Public Remarks: **Seller now accepting offers via Swicegood Group website! This 1,800 sq/ft home features 3 beds/2 baths and is near LB Yancey Elementary School, on the South side of Henderson, NC. This location offers convenient access to Hwy.1 and Raleigh Road. Home is situated on a .49 acre lot and offers so much potential for the Buyer to make it perfect for them! Seller to convey via quit claim deed and Buyer to be responsible for any due diligence, title issues, etc.**

Agent Remarks: **Property is being sold on behalf of the US Marshals Service. Property is being sold AS-IS, via quit claim deed. Seller is accepting offers via form on listing agent's website. No OTP needed at first, just fill out the online form to advise 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). See docs for restrictions and road maintenance agreement. Call LA for more info.**

Instructions: **Lockbox/Key, Sign**

Directions: **From Hwy. 1 bypass, take Raleigh road exit. Travel north and turn Right on Welcome Ave. Turn Left on Nicholas Street. Turn Right on Yancey lane. Property is on Left.**

Listing/Agent/Office Information

DOM: 0	CDOM: 0	TOM Dt:	Expiry Dt: 07/31/22
Mkt Dt: 02/15/22	UC Dt:	DDP-End Date:	With Dt:
Agent/Own: No			
For Appointment Call: 800-746-9464		List Type: Exclusive Right	
Listing Agent: Zach Johnson (62482)		Agent Phone: 828-408-1651	
Listing Office: The Swicegood Group Inc (10160)		Office Phone: 336-751-4444	
Buyer Agency: 2%	Sub Agency: 0%	Transaction Broker:	Bonus:
Named Prosp: No	Dual/Var: No	Seller Name: United States of America	Yes
Web Url:		Full Service:	

Prepared By: Zach Johnson