

## Supplemental Property Information

137 James Way Bermuda Run, NC 27006

Thank you for your interest in this exceptional property. We are delighted to provide you with supplemental information to offer more insights into the maintenance, broker disclosure, and other details regarding 137 James Way of Bermuda Run, NC 27006.

Our firm takes great pride in representing Mrs. Dianne J Moser and her living estate auctions titled, James Way Auction, Legacy of Luxury Auction I & II. The property, first deeded to Larry and Janet Hancock in 2001, was meticulously completed in 2002 by builder Alex Rhodes of Choate Construction, with the carriage house added in 2006. Mrs. Moser inherited this splendid property from her husband's family in 2020.

This home stands as a testament to a perfect fusion of two very popular construction styles known as French Provincial and Rustic Chic. Its elegant carriage house, arched entry, and strategic location atop a knoll overlooking the pond make it truly special. It is rightfully considered the crown jewel of James Way, Bermuda Run. The property's meticulous design, construction, and adornment with the finest finishes reflect the expertise of skilled craftsmen. From the awe-inspiring wood beam ceilings of the carriage house to the intricate wood trim moldings, coffered ceilings, recessed niches, and sculpted ceilings, every detail showcases a commitment to unparalleled quality.

Situated in the Town of Bermuda Run, North Carolina, within the gated community of Bermuda Run Country Club-James Way, this property comes with certain obligations. Owners in James Way are required to maintain a minimum social membership of \$195.00 per month. For further membership details, please contact: **BRCC Membership Director, Paul Stephens** Phone: 336-551-2736 Email: [paul.stephens@invitedclubs.com](mailto:paul.stephens@invitedclubs.com)

Additionally, the property is under the governance of the Homeowners Association (HOA) in James Way. The annual fee for this association is \$540.00. For HOA inquiries, please reach out to: **Gray Angel HOA President for James Way** Phone: 336-345-7118

The property has been meticulously maintained, with recent updates including the installation of new HVAC systems by Colts Cooling of Lewisville, NC, in 2020-2021. The carriage house features two Trane units, both with 90% natural gas furnaces. In the main house, there are three Trane units, including a heat pump with an air handler and backup electric heat upstairs, a straight AC with a 90% natural gas furnace on the left side, and another straight AC with a 90% natural gas furnace on the right side. Custom duct work has been installed for the garage and the bonus room above the garage. The sheetrock re-installation from this project is scheduled to be completed this month.

Utilities for the property are as follows:

- Water and Sewer: Davie County Public Utilities
- Electricity: Duke Power
- Cable: Spectrum
- Gas: PNG

In terms of broker disclosure, there are a few points to be aware of:

1. The elevator/lift system in the garage is currently inoperable and requires a new cable.
2. Vehicle lifts in the carriage house will remain with the real estate. However, if the new owner prefers their removal, the seller will accommodate this request.
3. The pond/fountain on the property is owned by Burnfam Limited Partnership.
4. There is a driveway easement across the dam, which can be referenced in Davie County Deed Book 394 at page 294. This document has been uploaded to the auction website, Ready2bid.com/James Way Auction, under the documents tab.

We hope this information provides a comprehensive overview of this remarkable property. If you have any further questions or would like to schedule a viewing, please do not hesitate to contact us.

Elizabeth Swicegood, AARE, GRI

Broker/Auctioneer

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<https://bid.theswicegoodgroup.com/ui/auctions/109140>

<https://bid.theswicegoodgroup.com/ui/auctions/109139>

House link

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