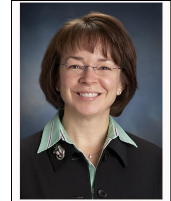


Agent Information

Name: Connie Floyd
Phone: 919-653-2624
Fax: 919-467-7183
Cell:
Email: CONNIEFLOYD@YSUHOMES.COM
Web:

Office Information

Name: York Simpson Underwood Realty
Address: 1040 Darrington Drive Ste. 101
 Cary, NC 27513
Phone: 919-467-1811
Fax: 919-467-7183
Web: www.ysuhomes.com

**1635499**

104 Wallsburg Court
City: Cary
Media: 2
Subdivision: Lochmere
VT: No

Residential

Foreclosure: N
Zip: 27511
Yr Blt: 1993
Nbrhd:

LP: \$ 349,900

Auction: N
Area/Sub: 005/H

School Information

Elementary 1: Wake - Swift Creek
Elementary 2:
Middle 1: Wake - Dillard
Middle 2:
High 1: Wake - Athens Dr
High 2:
 Directions: FROM KILDAIRE FARM ROAD TAKE CARY PARKWAY, CROSS TRYON ROAD, RIGHT ON LOCHMERE DRVE, RIGHT ON COTSGATE, RIGHT ON WALLSBURG. HOME ON RIGHT.

Remarks: BRICK FRONT BEAUTY IN DESIREABLE LOCHMERE! SPACIOUS ROOMS*TONS OF STORAGE* WELL APPOINTED KITCHEN OPENS TO LARGE FAMILY ROOM*BOTH FORMAL AREAS* FRENCH DOORS TO UPSTAIRS OFFICE/BONUS RM/5 BDRM*SMOOTH CEILINGS & HEAVY MOLDINGS THRUOUT*VAULTED MASTERSUITE W/HIS & HER CLOSETS,GARDEN TUB*OVERSIZ SECONDARY BEDRMS*POOL & TENNIS AVAILABLE

Rooms / SqFt Information

Living area	Above Grade: 2896	Below Grade: 0	Total: 2896
Other Area	Above Grade: 0	Below Grade: 0	Total: 0
# Rooms: 9	Beds: 4	Full Baths: 2	Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: 10x6 / Main	Office/Study:	Master BR: 20x13 / Second	Bedroom 5:
Living: 18x14 / Main	Kitchen: 13x12 / Main	Bedroom 2: 14x13 / Second	Utility:
Dining: 13x13 / Main	Breakfast: 12x9 / Main	Bedroom 3: 14x12.5 / Second	Bonus: 15x13.5 / Second
Family: 19x15 / Main	MBath/ 19.5x11 / Second	Bedroom 4: 14x10.5 / Second	

Other Area-Room Dim/Levels

Garage: 20.5x19.5 / Main	Storage:	Patio:	Scrnd Porch:
Carport:	Porch:	Deck: 14x12 / Main	

General Information

Lot Dim: x	Lot #:	Appx Acres: 0.26	Foundation: Crawl	Zoning: R8P
New Construction: No	Est Fin Date:		HUD Compliant Senior Housing:	In City: Y
Builders Name:			Restrictive Covenants: Y	
HO Assoc. Mgmt.: HRW	HOA Fax:		Total HOA Dues: \$ 306/ANUAL	
HOA Phone: 783-9530				

Financing and Taxes

Tax Value:	Tax Rate: 0.8600	TM/BK/PAR/LT or Deed Page:
Financial Comments: Needs New		
Legal Desc: LO17 LOCHSIDE GLEN SUB BM1993-916		Pin #: 0772139589

Features

Design: 2 Story	Primary Type: DTACH
Property Type: Detached	Style: Traditional, Transitional
Acres: .26-.5 Acres	Exterior: Gutters, Landscaped, Tennis Court Com/Fee, Swimming Pool
Exterior Finish: Brick Front, HrdBoard/Masonite	Features: Com/Fee
Roof: Shingle	Basement Desc:
A/C: Dual Zone, Central Air	Flooring: CerBath Flr, Hardwood, Carpet
Fuel-Heat: Natural Gas	Heating: Dual Zone, Forced Air
Fireplace: In Family Room	Water Heater: Gas
Desc:	Water/Sewer: City Sewer, City Water
Lot Desc: Cul-De-Sac, Hardwood Trees	Parking: 2 Garage
HO Dues: HO Association, Maint Com. Area	Financing: Cash, Conventional
Assumption: No Assumption	Dining: Breakfast Room, Separate Dining Room
Other Rooms:	Washer/Dryer Loc: 1st Floor, Utility Room
	Interior: Attic Pull Down, 9 Ft Ceiling, W.I. Closet, Tub/ Sep Shower, Tub/Shower
	Features:

Equip/App: Dishwasher, Disposal, Elec. Dryer HU, Electric Range, Garage Opener, Ice Maker Connection, Microwave, Self Clean Oven

Spec SVC: