



1676719

Active

Residential

LP: \$ 565,000

45 Canopy Drive  
City: Pittsboro  
Media: 12 VT: No  
Subdivision: Monterrane  
Seller's Name:

Zip: 27312  
Yr Blt: 2001  
Nbrhd:

Unit #:  
Area/Sub: 305/D  
List Type: ER

School Information

Elementary 1: Chatham - Pittsboro  
Middle 1: Chatham - Horton  
High 1: Chatham - Northwood

Elementary 2:  
Middle 2:  
High 2:

Directions: From Pittsboro, 64 East to Mt. Gilead CH. Rd., then left, then right on Canopy Dr., First Drive on left. From Raleigh, Cary, Apex, 64 West to Mt. Gilead Ch. Rd., then right, then right on Canopy Dr., first drive on left.

Remarks: Beautiful country setting in established neighborhood yet convenient to Raleigh, Cary, Apex, and Chapel Hill area. House has all the extras, 10+ grand ceilings on first floor, master down with huge master bathroom, 2 bonus rooms, upgraded trim throughout, lots of storage, walk-in closets in every bedroom, huge deck for entertaining, and screen porch.

Rooms / SqFt Information

Living Area Above Grade: 3924 Below Grade: 0 Total: 3924  
Other Area Above Grade: 0 Below Grade: 0 Total: 0  
# Rooms: 13 Beds: 4 Full Baths: 3 Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: Office/Study: Master BR: 18.5x14 / Main Bedroom 5:  
Living: 15x17 / Main Kitchen: 14x13 / Main Bedroom 2: 15x15.5 / Second Utility: 6.5x12 / Main  
Dining: 13x15 / Main Breakfast: 14x10.5 / Main Bedroom 3: 15x14 / Second Bonus: 23x15.5 / Second  
Family: 2nd Bouns: 21x16 / Third Bedroom 4: 14x19 / Second

Other Area-Room Dim/Levels

Garage: 23x24 / Main Storage: Patio: Scrnd Porch: 14x14 / Main  
Carport: Porch: Deck: 48x22 / Main

General Information

Lot Dim: 264 x 498 Lot #: 7 Appx Acres: 3.46 Foundation: Crawl space Zoning: In City: No  
New Construction: No Est Fin Date: HUD Compliant Senior Housing:  
Builders Name: Restrictive Covenants: Y  
HO Assoc. Mgmt: Monterrane  
HOA Phone: HOA Fax: Total HOA Dues: \$ 725/Annually

Financing and Taxes

Tax Value: Tax Rate: 0.66 TM/BK/PAR/LT or Deed Page:  
Financial Comments:  
Legal Desc: N5-51-7M 000003462 Pin #: 9773 00 41 8386

Features

Design: 2 Story Exterior Features:  
Property Type: Detached  
Primary Type: DTACH  
Acres: 3-5.9 Acres  
Exterior: Fiber Cement  
Finish:  
Roof: Shingle Style: Traditional  
A/C: Central Air Basement  
Fuel-Heat: Gas LP Desc:  
Fireplace  
Desc: Flooring: Hardwood, Carpet  
Lot Desc: Heating: Heat Age 6+ Yrs  
Water Heater: Electric  
Fees: Maint Com. Area Water/Sewer: Septic Tank  
Include: Parking: 2 Garage  
Financing: Cash, Conventional, FHA, New Needed  
Assumption: No Assumption Dining: Separate Dining Room  
Other Washer/Dryer 1st Floor  
Rooms: Loc:  
Interior Features:  
Equip Spec. SVC:  
/Appl:

Other Information

Show Instruct: Appointment Only, Notice Required  
Possession: ATC

Comm to Buy Agt: 3/ %/ N

Comm to Sub Agt: 3/ %/ N