



1680522

Active

Residential

LP: \$ 700,000

82 Avalant .
City: Pittsboro
Media: 12 VT: No
Subdivision: Monterrane
Seller's Name: Salvatore Vullo

Zip: 27312
Yr Blt: 2008
Nbrhd:

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

School Information

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

Elementary 2:
Middle 2:
High 2:

Directions: From I-40 (Cary/Apex): Take Rt 1 south to Hwy 64 west, Hwy 64 west then right on Mt Gilead Church Rd, right on Valley Ln, left on Avalant. From Chapel Hill: Take 15/501 south, left on Mt Gilead Church Rd, left on Valley Ln, left on Avalant.

Remarks: Custom built estate home on a private 2.2 acre wooded cul-de-sac lot with a separate apartment/in-law suite & 3-car garage! Spacious screened porch, stamped concrete patio & large enclosed patio/breezeway with outdoor fireplace! Huge Bonus Room with full sized bar & walk-in attic storage! Elegant appointments such as custom tile, stone & stamped concrete driveway! Too much to list!

Rooms / SqFt Information

Living Area Above Grade: 5324 Below Grade: 0 Total: 5324
Other Area Above Grade: 445 Below Grade: 0 Total: 445
Rooms: 12 Beds: 5 Full Baths: 4 Half Baths: 2

Living Area-Room Dim/Levels

Entry Hall: 11.9x13.1 / Main Office/Study: Master BR: 17.0x21.7 / Main Bedroom 5: 17.3x12.0 / Second
Living: 20.0x18.0 / Main Kitchen: 14.0x13.4 / Main Bedroom 2: 12.0x13.4 / Main Utility: 5.9x8.4 / Second
Dining: 13.0x13.0 / Main Breakfast: 15.7x13.0 / Main Bedroom 3: 12.0x12.6 / Main Bonus: 20.3x19.7 / Second
Family: Apt Living: 22.0x13.6 / Second Bedroom 4: 15.7x13.5 / Second AptKitchen:21.0x14.0 / Second

Other Area-Room Dim/Levels

Garage: 35.5x27.0 / Main Storage: Patio: 19.8x18.0 / Main Scrnd Porch: 16.0x12.2 / Ma
Carport: Porch: 20.3x8.0 / Main Deck: Storage: 19.5x14.5/Second
Storage: 9.6x10.0/Second

General Information

Lot Dim: 310x219x363x267 Lot #: 35 Appx Acres: 2.26 Foundation: Crawlspace Zoning: In City: No
New Construction: No Est Fin Date: HUD Compliant Senior Housing:
Builders Name: Restrictive Covenants: Y
HO Assoc. Mgmt: Monterrane POA
HOA Phone: 523-9879 HOA Fax: Total HOA Dues: \$ 700/Annually

Financing and Taxes

Tax Value: \$631,694 Tax Rate: 0.00 TM/BK/PAR/LT or Deed Page:
Financial Comments:
Legal Desc: N5-51-35 Pin #: 9773-63-2784

Features

Design: 1.5 Story, One Story Exterior Enclosed Patio, Gutters, Ins. Window, Landscaped, Patio, Porch, Sprinkler
Property Type: Detached Features: System
Primary Type: DTACH
Acres: 1-2.9 Acres
Exterior All Brick Veneer, Shake
Finish:
Roof: Shingle, Roof Age 0-5 Years Style: Transitional
A/C: Central Air, A/C Age 0-3 YearsSee Remarks Basement None
Fuel-Heat: Electric, Gas LP Desc:
Fireplace Gas Logs, In Living Room, See Remarks
Desc: Flooring: Carpet, Hardwood, Tile
Lot Desc: Cul-De-Sac, Hardwood Trees, Secluded, Wooded Lot Heating: Forced Air, Heat Pump, Heat Age 0-3 YrsSee Remarks
Water Heater: Electric, Gas
Water/Sewer: County Water, Septic Tank
Parking: 3 Garage, Attached, DW/Concrete, Entry/SideSee Remarks
Financing: New Needed
Dining: Breakfast Room, Separate Dining Room
Washer/Dryer 1st Floor, Utility Room
Loc:
Interior 10Ft+ Ceiling, 2nd Kitchen, 9 Ft Ceiling, Apt/Suite, Attic Floored, Bath/Shower,
Features: Cable TV Available, Ceiling Fan, FP Screen, Garden Tub, Granite Counter
Tops, Security System Finished, Smoke Alarm, Tub/ Sep Shower, Trey
Ceiling, Tub/Shower, Walk In Attic, W.I. Closet, Wet Bar, Whirlpool
Equip Dishwasher, Double Oven, Elec. Dryer HU, Electric Range, Garage Opener,
/Appl: Gas Range, Ice Maker Connection, Range Hood, Refrigerator, Self Clean Oven
Spec. SVC:

Other Information

Show Instruct: Combo LB, Occupied
Possession: ATC

Comm to Buy Agt: 2.4/ %/ N

Comm to Sub Agt: 2.4/ %/ N