



1675992

Active

Residential

LP: \$ 450,000

90 Avalant .
City: Pittsboro
Media: 12 VT: No
Subdivision: Monterrane
Seller's Name: Gardiner

Zip: 27312
Yr Blt: 2003
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 CH:15-501 S,LFT at Mt Gilead Church Rd, travel 2.2 mi to LFT into Monterrane on Valley, LFT onto Avalant-home in cul-de-sac.From Cary/Ral:Hwy 64 W,RT on Mt Gilead Church Rd,RT into 2nd Monterrane entrance at Valley,LFT onto Avalant

Remarks: Tree lined streets lead you to this custom home located on 2.7ac cul-de-sac lot.Home tucked down concrete,tree lined drive.Welcoming foyer opens to voluminous Great Room w/2 story Paladium win dow view of privt byd.Open flr plan filled w/light,spacious eat in kit,ample office w/soothing view of outdoors,Main level owner's suite,oversized bonus rm,lots of strge,addtl 3car parking pad.

Rooms / SqFt Information

Living Area	Above Grade: 3526	Below Grade: 0	Total: 3526
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: 9.7x5.3 / Main	Office/Study: 13x12.9 / Main	Master BR: 16.7x14 / Main	Bedroom 5:
Living:	Kitchen: 17.7x15.3 / Main	Bedroom 2: 15.6x12.3 / Second	Utility: 8.5x7.5 / Main
Dining: 15.7x12.4 / Main	Breakfast: Main	Bedroom 3: 12.2x11.9 / Second	Bonus: 27.8x13.1 / Second
Family: 20x17.7 / Main		Bedroom 4: 11.6x11 / Second	

Other Area-Room Dim/Levels

Garage: Main	Storage:	Patio:	Scrnd Porch:
Carport:	Porch:	Deck: Main	

General Information

Lot Dim: 0	Lot #: 0	Appx Acres: 2.78	Foundation: Crawl	Zoning:	In City: No
New Construction: No		Est Fin Date:		HUD Compliant Senior Housing:	
Builders Name:				Restrictive Covenants: Y	
HO Assoc. Mgmt:				Total HOA Dues: \$ 650/Annually	
HOA Phone:		HOA Fax:			

Financing and Taxes

Tax Value: \$463,738	Tax Rate: 0.00	TM/BK/PAR/LT or Deed Page:
Financial Comments: Pre approval from local lender w/offer		
Legal Desc: N5-51-36		Pin #: 9773 00 53 9870

Features

Design: 2 Story	Exterior: Deck, Gutters, Ins. Glass, Landscaped, Satellite Dish, Walking Trails, Garden
Property Type: Detached	Features: Area
Primary Type: DTACH	
Acres: 1-2.9 Acres	
Exterior: Fiber Cement	
Finish:	
Roof: Roof Age 6-10 Years	Style: Transitional
A/C: Central Air, Dual ZoneA/C Age 3-6 Years	Basement: None
Fuel-Heat: Gas LP	Desc:
Fireplace: Direct Vent, In Great Room	
Desc:	Flooring: Carpet, Hardwood, Tile
Lot Desc: Cul-De-Sac, Hardwood Trees, Partial Clr, Wooded Lot	Heating: Dual Zone
	Water Heater: Gas, Water Htr Age 3-6 Yrs
Fees: Insurance, Maint Com. Area	Water/Sewer: Community Water, Septic Tank
Include:	Parking: DW/Concrete, 3 Garage, Parking Pad
	Financing: Cash, Conventional, FHA, New NeededSee Remarks
Assumption: No Assumption	Dining: Separate Dining Room
Other: 1st Floor Master Bedroom, Bonus Hall Acc, Bonus Room/Finish, Den, Great	Washer/Dryer: 1st Floor, Utility Room
Rooms: Room, Office, Walk In Pantry	Loc:
	Interior: Attic Pull Down, Bath/Shower, Cable TV Available, Ceiling Fan, Central Vac
Equip: Dishwasher, Elec. Dryer HU, Electric Range, Garage Opener, Humidifier,	Features: Finished, Coffered Ceiling, Garden Tub, Security System Finished, Smoke Alarm, Solid Surface Counter Tops, Attic Floored, Pantry, Tub/ Sep Shower, W.I. Closet
/Appl: Microwave, Ice Maker Connection, Range Hood, Self Clean Oven	
	Spec. SVC: Main Floor Laundry

Other Information

Show Instruct: Appointment Only, Combo LB
Possession: ATC

Comm to Buy Agt: 3/ %/ N

Comm to Sub Agt: 0/ %/ N