



1900762

Active

Residential

LP: \$ 267,500

Property Leased: No

2810 Sagebrush Lane

Durham, NC ,27703 (City limits of: Durham)

Area/Sub: 108/N/A

Subdivision: Alexander Crossing

Seller's Name:

List Type: ER

Yr Blt: 2005

Nbrhd:

SP:

Closed Dt:

School Information

Elementary 1: Durham - Bethesda

Elementary 2:

Middle 1: Durham - Lowes Grove

Middle 2:

High 1: Durham - Hillside

High 2:

Directions: From highway 70, take TW Alexander drive, Right on Cedar Grove Drive, Left on Sagebrush lane, House on your right

Remarks: conveniently close to Brier Creek, RTP and I-540. Open Concept, living, dining, family and kitchen with laminated wood floor. 4 spacious bed rooms. kitchen with stainless appliances. beautifully landscaped backyard with kids playground. MUST SEE home

Rooms / SqFt Information

| | | | |
|-------------|-------------------|----------------|---------------|
| Living Area | Above Grade: 2817 | Below Grade: 0 | Total: 2817 |
| Other Area | Above Grade: 0 | Below Grade: 0 | Total: 0 |
| # Rooms: 10 | Beds: 4 | Full Baths: 2 | Half Baths: 1 |

Living Area-Room Dim/Levels

| | | | |
|------------------------|---------------------------|-------------------------|------------|
| Entry Hall: 6X4 / Main | Office/Study: | Master BR: 22X15 / Main | Bedroom 5: |
| Living: Main | Kitchen: 10.8X16.6 / Main | Bedroom 2: 18X12 / Main | Utility: |
| Dining: 21X17 / Main | Breakfast: 13X16.6 / Main | Bedroom 3: 15X12 / Main | Bonus: |
| Family: 16X17 / Main | | Bedroom 4: 17X12 / Main | |

Other Area-Room Dim/Levels

| | | | |
|------------------------|----------|--------|--------------|
| Garage: 21.6X20 / Main | Storage: | Patio: | Scrnd Porch: |
| Carport: | Porch: | Deck: | |

General Information

| | | | | |
|------------------------------|---------------|-------------------------------------|-------------------------------|--------------------|
| Lot Dim: see remark | Lot #: 55 | Appx Acres: 0.31 | Foundation: Slab | Zoning: |
| New Construction: No Framed: | Est Fin Date: | | HUD Compliant Senior Housing: | Fireplace: 1 |
| Builders Name: | | | Restrictive Covenants: Y | |
| HO Assoc. Mgmt: CAS | 877-420-9320 | HOA Fees 1: \$350 Annually - Req: Y | Ownership: | Primary Residence: |
| | | HOA Fees 2: \$0 | | |

Financing and Taxes

| | | |
|---|------------------------|--------------------------|
| Tax Value: \$258,914 | Tax Rate: 1.3000 | TM/BK/PAR/LT or Deed Pag |
| Financial Comments: | | |
| Legal Desc: Alexander Crossing/PH:03-04/LT#55 | Pin #: 0759-03-01-8803 | |

Features

| | | |
|---------------------------------------|--|---|
| Design: 2 Story | Exterior | Gutters, Landscaped, Patio, Play Equip, Ins. Glass, Ins. Window |
| Property Type: Detached | Features: | |
| Construction Type: Site built (Stick) | | |
| Acres: .26-.5 Acres | Style: Transitional | |
| Exterior Stone, Vinyl | Basement | |
| Finish: | Desc: | |
| Roof: Shingle, Roof Age 0-5 Years | Flooring: Carpet, Laminate, Vinyl | |
| A/C: Central Air, A/C Age 3-6 Years | Heating: Dual Zone, Forced Air | |
| Fuel-Heat: Electric, Natural Gas | Water Heater: Gas | |
| Fireplace In Family Room | Water/Sewer: City Water, City Sewer | |
| Desc: | Parking: 2 Garage, DW/Concrete, Entry/Front, Street Parking | |
| Lot Desc: | Financing: Cash | |
| | Dining: Living/Dining Room, Kitchen/Dining Room Eat-in Kitchen | |
| Fees Maint Com. Area | Washer/Dryer 1st Floor | |
| Include: | Loc: | |
| Assumption: No Assumption | Interior | 9 Ft Ceiling, Attic Pull Down, Bath/Tub, Bath/Shower, Cable TV Available, |
| Other | Features: | Garden Tub, Pantry, Security System Finished, Smoke Alarm, Tub/ Sep |
| Rooms: | | Shower, W.I. Closet |

Equip: Dishwasher, Disposal, Garage Opener, Range Hood, Self Clean Oven, Electric Range

Accessibility:

Green
Features:
Green Certs:
Green Building HERS Rating: High Perform. Home:

Showing Instructions

| | | |
|---|----------------------------|-----------------------------|
| Show Instruct: , Appointment Only, Combo LB | Agent Phone: 919-801-2063 | Agent Appt Ph: 919-595-8989 |
| List Agent: R73767/ Fred Moosavi | Office Phone: 919-526-4112 | |
| List Office: 71082/ Ravand Realty | CoList Agent Ph: | CoList Appt Ph: |
| Co List Agent: | Comm to Sub Agt: 0/ %/ N | LADOM: 10 CDOM: 10 |
| Comm to Buy Agt: 2.4/ %/ N | Possession: ATC | PE: No |
| List Type: ER-Exclusive Right | | |

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Information deemed RELIABLE but not GUARANTEED

Date: 07/22/2013