



Sub-Type: Single Family Residence
County: Sampson
Location Type: Mainland
Subdivision: Not In Subdivision
Secondary Subdivision: N/A
City Limits: No
Marketing City: Clinton
Elem. School: Union Elementary
Middle School: Union
High School: Union
School District: Sampson
Year Built: 1972
Zoning: RA
Lot Acres: 1
Lot Dim: Rectangular

Baths - Full: 1
Baths - Half: 1
Baths - Total: 2
Bedrooms: 3
Rooms: 7
Master Bedroom Level: Primary Living Area
SqFt - Heated: 1,823
Stories: 1
Waterfront: No
New Construction: No
HOA: No
Sign on Property: Yes

Room Name	Room Level	Length	Width	Remarks	Room Name	Room Level	Length	Width	Remarks
Master Bedroom	Main Level				Living Room	Main Level			
Bedroom 1	Main Level				Dining Room	Main Level			
Bedroom 2	Main Level				Kitchen	Main Level			
Bedroom 3	Main Level				Family/Den	Main Level			

Attic: Floored - Partial; Stairs - Pull Down
Appliances/Equip: Dishwasher; Dryer; Microwave - Built-In; Refrigerator; Stove/Oven - Electric; Vent Hood; Washer
Construction: Wood Frame
Cooling System: Central
Dining Room Type: Formal; Kitchen
Exterior Finish: Brick; Brick Veneer; Vinyl; Wood
Exterior Structures: Workshop
Foundation: Crawl Space
Exterior Features: Storm Doors; Workshop
Terms: Cash; Conventional; FHA; USDA; VA
Fuel Tank: Propane Above Ground

Flooring: Carpet; Laminate; Tile
Fencing: None
Fuel Tank Ownership: Leased
Fireplace: 1
Interior Features: Blinds/Shades; Ceiling Fan(s)
Garage & Parking: Attached Garage Spaces: 1; Detached Garage Spaces: 1; Total # Garage Spaces: 2; Total Carport Spaces: 0
HOA and Neigh Amenities: No Amenities
Heated SqFt: 1800 - 1999
Heating System: Heat Pump; Propane Gas
Home Warr/Termite: Home Warranty/Seller; Home Warranty Company: 2-10 Home Warranty; Home Warranty Amount: 450
Laundry Location: Hookup - Dryer; Hookup - Washer

Porch/Balcony/Deck: Deck; Porch
Parking/Driveway: Carport; On Site; Paved
Roof: Architectural Shingle
Road Type/Frontage: Public (City/Cty/St)
Stories/Levels: 1 Story
Electric Provider: Duke Progress Energy
Water Heater: Electric
Water/Sewer: Municipal Water Available; Septic On Site; Well Water
Construction Type: Stick Built

Tax Assessed Value: \$130,565	Plat Book: 1111	Plat Page: 1111
Cobra Zone: No	PID: 15024180001	Total Real Estate Property Taxes: \$1,207.73
Deed Book: 830	Tax Identifier: 15024180001	Special Assessments: None
Deed Page: 594		Tax Year: 2016

Marketing/Public Remarks: Very nice, clean three bedroom one and a half bathroom brick ranch home located in a quiet rural setting just minutes from amenities that Clinton has to offer! The interior of the home is clean with open space flowing from the kitchen, dining and very large den with a cozy fireplace. Home also comes with appliances for the new home owner. An attached garage and large utility room with a separate well from the county water for additional watering of the lawn or washing your car if needed. A large 24 X 30 (750 sq. ft.) wired storage building also rests at the rear of the property for the hobby enthusiast or extra storage if needed. Call today to inquire more about the home and to schedule a showing!

Legal: 521 BYRD-YANCEY-BASS
Sign on Property: Yes
Directions to Property: From Clinton travel approx. 1 mile south business Hwy. 701. Exit on to Hwy. 421 south and travel approx. 1 mile. Turn left on Byrd-Yancey-Bass Road and travel approx. 1 mile. Home will be on the left.

Auction: No	Prospect Exempt: No
Days On Market: 0	Stipulation of Sale: None
Effective Date: 12/18/2017	
Listing Price: \$165,900	
List Price/SqFt: \$91	

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