

803582 **Active** **Residential** LP: \$ 439,900  
[113 Highlands Lake Drive](#) **City:** Cary **Seller's Name:** Smith  
**Area/Sub:** 005/H **Subd:** Lochmere Highlands **Zip :** 27511 **Yr Blt:** 1994  
**Directions :** Kildaire Farm Road south towards Penny Rd. Left in Lochmere Highlands on Lochmere Highlands Drive. First right on Highlands Lake Dr. Your lakefront home is on the left!

**Remarks :** Lake views from almost every room in this gorgeous transitional 1.5 story with 3 sides brick. Desirable Lochmere. Enjoy the summer breezes on the lg. screened porch and grill out on the deck. Big basement workshop w/high ceiling. Lovely mstr. down w/wall of windows, huge mstr. bath. Central vac, security system. Surround speakers down and on screened porch. Great Bonus Room!

#### School Information

**Elementary 1:** Dillard **Elementary 2:** Oak Grove  
**Middle 1:** Dillard **Middle 2:** West Lake  
**High 1:** Athens Dr **High 2:** Athens Dr

#### Rooms / SqFt Information

<b>Living Area</b>	<b>Above Grade:</b> 2925	<b>Below Grade:</b>	<b>Total:</b> 2925
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b> 560	<b>Total:</b> 560
<b># Rooms:</b> 9	<b>Beds:</b> 4	<b>Full Baths:</b> 2	<b>Half Baths:</b> 1

#### Living Area-Room Dim/Levels

**Entry Hall:** 7x9.5 / Main  
**Living:** 12X13 / Main  
**Dining:** 12X13 / Main  
**Family:** 17X16 / Main  
**Office/Study:** /  
**Kitchen:** 12X12 / Main  
**Breakfast:** 12X8 / Main  
 MstrBa / 17X7 / Main

**Master BR:** 15X17 / Main  
**Bedroom 2:** 12X12.6 / Second  
**Bedroom 3:** 14.7X12 / Second  
**Bedroom 4:** 14.7X16 / Second  
**Bedroom 5:** /  
**Utility:** 9.5X5.5 / Main  
**Bonus:** 19.9X14.9 / Second

#### Other Area-Room Dim/Levels

**Garage:** 23X21 / Main  
**Carpot:** /  
**Storage:** /  
**Porch:** /  
**Patio:** /  
**Deck:** 8X13 / Main  
**Scrnd Porch:** 19X12 / Main

#### General Information

**Lot Dim:** TBD **Lot #:** 1137 **Appx Acres:** 0.27  
**Foundation:** Bsmt **Zoning:** Res **In City:** Yes  
**New Construction:** No **Est Fin Date:** /  
**Builders Name:** Jeff Fike **Restrictive Covenants:** Yes  
**HO Assoc. Mgmt:** HRW, Inc.  
**HOA Phone:** 469-8661 **HOA Fax:** **Total HOA Dues:** \$ 237/Annually

#### Financing and Taxes

**Tax Value:** \$ 338,400 **Tax Rate:** 1.024 **TM/BK/PAR/LT or Deed Page:** 10485/2252  
**Financial Comments:** Pre-qualification with offer. Call L/A Relocation Forms  
**Legal Desc:** Lt 1137 Highlands on Lake **Pin #:** 0761573214

#### Features

1.5 Story	Water Htr - Gas	Entry Foyer	Interior - Central Vac Finished
Type - Detached	FP - Gas Logs	Family Room	Interior - CerBth Wall
.26-.5 Acres	FP - In Family Room	Pantry	Interior - Security System Finished
Transitional	Wtr/Swr - City Sewer	Separate Livingroom	Interior - Tub/ Sep Shower
Ext Finish - Brick Front	Wtr/Swr - City Water	Utility Room	Interior - W.I. Closet
Ext Finish - Partial Brick	Lot Desc - Waterfront	Workshop	Interior - Whirlpool
Bsmt - Daylight	Lot Desc - Wooded Lot	W/D Loc - 1st Floor	Interior - Wind. Treat
Bsmt - Outside Entrance	2 Garage	W/D Loc - Utility Room	Exterior - ComRec/Avl
Bsmt - Partitioned	Fee Includes - HO Association	Equip - Dishwasher	Exterior - Deck
Bsmt - Unfinished	Fee Includes - Maint Com. Area	Equip - Disposal	Exterior - Golf Course Com
Bsmt - Workshop	Fee Includes - Street Lights	Equip - Elec. Dryer HU	Exterior - Gutters
Bsmt - See Remarks	Financing - Cash	Equip - Garage Opener	Exterior - Landscaped
Roof - Shingle	Financing - Conventional	Equip - Ice Maker Connection	Exterior - Screen Porch
Floors - Carpet	Financing - New Needed	Equip - Microwave	Exterior - Swim Pool/Com
Floors - CerBath Flr	No Assumption	Equip - Self Clean Oven	Exterior - Tennis Court/Com
Floors - Hardwood	Dining - Breakfast Room	Interior - 10Ft+ Ceiling	Exterior - Warr. Progr
A/C - Central	Dining - Separate Dining Room	Interior - 9 Ft Ceiling	
A/C - Dual Zone	1st Floor Master Bedroom	Interior - Att/Exhaust Fan	
Heat - Dual Zone	Attic Unfinished	Interior - Basement Shop	
Heat - Forced Air	Bonus Hall Acc	Interior - Bath/Shower	
Fuel - Natural Gas	Bonus Room/Finished	Interior - Ceiling Fan	

#### Showing Instructions

<b>Show Instruct:</b> Appointment Only, Combo LB, Occupied	<a href="#">Make Appointment</a>	
<b>List Agent:</b> R15798 / <a href="#">Kathleen Williamson</a>	<b>Agent Phone:</b> 919-601-7251	<b>Appt Phone:</b> 919-595-8989
<b>List Office:</b> R/HP&W08 / <a href="#">Howard Perry &amp; Walston Realtor</a>	<b>Office Phone:</b> 919-380-8585	
<b>Co List Agent:</b>	<b>CoList Agent Phone:</b>	<b>Appt Phone:</b> 919-595-8989
<b>Comm to Buy Agt:</b> 3	<b>Comm to Sub Agt:</b> 3	
<b>List Type:</b> ER	<b>Possession:</b> ATC	<b>DOM:</b> 40

**\*\*Information deemed RELIABLE but not GUARANTEED\*\***

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