

759696 **Active** Residential LP: \$ 139,900  
[220 Trillingham La](#) **City:** Cary **Seller's Name:** Pratt  
**Area/Sub:** 005/E **Subd:** Canterbury Woods **Zip :** 27513 **Yr BIt:** 1985  
**Directions :** From I40, S. on Harrison, Left on Wyatts Pond, R. on Houndschase, R. on Trillingham

**Remarks :** COZY SPLIT LEVEL IN CONVENIENT N.CARY LOCATION.UPDATED ROOF, DWASHER,STOVE, CARPET, VINYL AND WATER HEATER.BEAUTIFULLY MAINTAINED. NICE SIZE FAMILY ROOM DOWN WITH WONDERFUL OFFICE OR WORKOUT SPACE AS WELL. OWNER HAS GIVEN THIS HOME MUCH TLC. INCLUDED IN THE PRICE ARE A 1 YEAR OLD HOT TUB, WASHER,DRYER, AND REFRIGERATOR. YOU WILL LOVE SHOWING AND SELLING THIS ONE! STG.BLDG.

#### School Information

**Elementary 1:** Reedy Creek **Elementary 2:** Adams  
**Middle 1:** Reedy Creek **Middle 2:** Lufkin Road  
**High 1:** Cary **High 2:**

#### Rooms / SqFt Information

<b>Living Area</b>	<b>Above Grade:</b> 1448	<b>Below Grade:</b> 0	<b>Total:</b> 1448
<b>Other Area</b>	<b>Above Grade:</b> 89	<b>Below Grade:</b>	<b>Total:</b> 89
<b># Rooms:</b> 6	<b>Beds:</b> 3	<b>Full Baths:</b> 1	<b>Half Baths:</b> 2

#### Living Area-Room Dim/Levels

**Entry Hall:** 5.8x7 / Main **Master BR:** 12.6x14 / Second  
**Living:** 13x12 / Main **Bedroom 2:** 12x9.6 / Second  
**Dining:** / **Bedroom 3:** 10x9.2 / Second  
**Family:** 19.4x13.2 / Lower **Bedroom 4:** /  
**Office/Study:** 14x8 / Lower **Bedroom 5:** /  
**Kitchen:** 9x8.6 / Main **Utility:** 10x5 / Lower  
**Breakfast:** 12x8 / Main **Bonus:** /

#### Other Area-Room Dim/Levels

**Garage:** /  
**Carport:** /  
**Storage:** 10x12 / Main  
**Porch:** /  
**Patio:** /  
**Deck:** 20x11.6 / Main  
**Scrnd Porch:** /

#### General Information

<b>Lot Dim:</b> See survey	<b>Lot #:</b> LT 97	<b>Appx Acres:</b> 0.32
<b>Foundation:</b> BRICK	<b>Zoning:</b>	<b>In City:</b> Yes
<b>New Construction:</b> No	<b>Est Fin Date:</b> /	
<b>Builders Name:</b>		<b>Restrictive Covenants:</b>
<b>HO Assoc. Mgmt:</b>		
<b>HOA Phone:</b>	<b>HOA Fax:</b>	<b>Total HOA Dues:</b> \$ 0/

#### Financing and Taxes

**Tax Value:** \$ 116,334 **Tax Rate:** 1.02 **TM/BK/PAR/LT or Deed Page:** 1985-1650  
**Financial Comments:** Prequalification required with offer  
**Legal Desc:** LT 97 Canterbury Woods SC **Pin #:** [0764595707](#)

#### Features

<b>MultiLevel</b>	<b>Floors - Vinyl</b>	<b>No Assumption</b>	<b>Equip - Washer</b>
<b>Type - Detached</b>	<b>A/C - Central</b>	<b>Dining - Breakfast Room</b>	<b>Interior - Bath/Tub</b>
<b>.26-.5 Acres</b>	<b>Heat Pump</b>	<b>Entry Foyer</b>	<b>Interior - Ceiling Fan</b>
<b>Traditional</b>	<b>Fuel - Electric</b>	<b>Family Room</b>	<b>Interior - CerBth Wall</b>
<b>Ext Finish - HrdBoard/Masonite</b>	<b>Water Htr - Electric</b>	<b>Utility Room</b>	<b>Exterior - Deck</b>
<b>Bsmt - Daylight</b>	<b>Wtr/Swr - City Sewer</b>	<b>W/D Loc - Basement</b>	<b>Exterior - Hot Tub</b>
<b>Bsmt - Finished</b>	<b>Wtr/Swr - City Water</b>	<b>W/D Loc - Utility Room</b>	<b>Exterior - Landscaped</b>
<b>Bsmt - Heated</b>	<b>Lot Desc - Corner Lot</b>	<b>Equip - Dishwasher</b>	<b>Exterior - Storage Shed</b>
<b>Bsmt - Inside Entrance</b>	<b>Lot Desc - Hardwood Trees</b>	<b>Equip - Disposal</b>	
<b>Bsmt - Outside Entrance</b>	<b>Parking - DW/Concrete</b>	<b>Equip - Dryer</b>	
<b>Roof - Shingle</b>	<b>Fee Includes - None</b>	<b>Equip - Electric Range</b>	
<b>Roof Age 0-5 Years</b>	<b>Financing - Cash</b>	<b>Equip - Refrigerator</b>	
<b>Floors - Carpet</b>	<b>Financing - Conventional</b>	<b>Equip - Self Clean Oven</b>	

#### Showing Instructions

<b>Show Instruct:</b> Appointment Only, Combo LB, Occupied	<b><a href="#">Make Appointment</a></b>	
<b>List Agent:</b> R15798 / <a href="#">Kathleen Williamson</a>	<b>Agent Phone:</b> 919-387-8297	<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> 2.4	<b>Comm to Sub Agt:</b> 2.4	
<b>List Type:</b> ER	<b>Possession:</b> ATC	<b>DOM:</b> 16

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

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