

763155

[5316 IMPATIENS COURT](#)

Area/Sub: 009/B

Directions : KILDAIRE FM. ROAD SOUTH TO HOLLY SPRINGS RD, LEFT ON SUNSET LAKE ROAD, RIGHT INTO SUBDIVISION ON LAKE FLOWER. RIGHT ON IMPATIENS.

**Active**

City: Holly Springs

Subd: SUNSET LAKE VILLAGE

**Residential**

Seller's Name: DUNAGAN

Zip : 27540

LP: \$ 379,900

Yr Blt: 1997

**Remarks :** WOW! REDUCED \$5000 FOR THIS BEAUTIFULLY MAINTAINED 1 1/2 STORY TRANSITIONAL. 1.49 ACRES. GORGEOUS MATURE LANDSCAPING ON THIS WELL MANICURED LAWN. BRING YOUR ROCKERS AND SWING TO THIS SOUTHERN STYLE PORCH. MASTER DOWN W/TRAY CEILING AND LUXURIOUS LARGE MASTER BATH W/JACUZZI. 4TH BR MAKES A GREAT BONUS. MANY W/O CLOSETS

**School Information**

Elementary 1: Middle Creek

Middle 1: Holly Ridge

High 1: Middle Creek

Elementary 2: Oak Grove

Middle 2: West Lake

High 2:

**Rooms / SqFt Information**

Living Area

Above Grade: 3040

Other Area

Above Grade: 0

# Rooms: 9

Beds: 4

Below Grade:

Below Grade:

Full Baths: 2

Total: 3040

Total: 0

Half Baths: 1

**Living Area-Room Dim/Levels**

Entry Hall: 7X7 / Main

Living: /

Dining: 14X12 / Main

Family: 19X15 / Main

Office/Study: /

Kitchen: 20X12 / Main

Breakfast: 12X9 / Main

LOFT / 18X9 / Second

Master BR: 17X16 / Main

Bedroom 2: 12X12 / Second

Bedroom 3: 12X12 / Second

Bedroom 4: 18X18 / Second

Bedroom 5: /

Utility: 10X6 / Main

Bonus: /

**Other Area-Room Dim/Levels**

Garage: 25X21 / Main

Carport: /

Storage: /

Porch: 24X6 / Main

Patio: /

Deck: 14X40 / Main

Scrd Porch: /

**General Information**

Lot Dim: SEE SURVEYS

Foundation: CRAWL

New Construction: No

Builders Name: BILLIE ANDERSON

HO Assoc. Mgmt:

HOA Phone:

Lot #: 5 &amp; 5B

Zoning: RES

Est Fin Date: /

HOA Fax:

Appx Acres: 1.49

In City: Yes

Restrictive Covenants:

Total HOA Dues: \$ 55/Monthly

**Financing and Taxes**

Tax Value: \$ 306,730

Tax Rate: 1.094

TM/BK/PAR/LT or Deed Page:

Financial Comments: PRE QUALIFICATION W/CREDIT REPORT REQUIRED WITH OFFER

Legal Desc: LTS 5 &amp; 5B SUNSET LAKE

Pin #: [0669224953](#)**Features**

1.5 Story

Type - Detached

1-2.9 Acres

Transitional

Ext Finish - Fiber Cement

Roof - Shingle

Floors - CerBath Flr

Floors - Hardwood

A/C - Central

A/C - Dual Zone

Heat - Dual Zone

Heat - Forced Air

Fuel - Natural Gas

Water Htr - Gas

FP - Gas Logs

FP - In Family Room

Wtr/Swr - City Sewer

Wtr/Swr - City Water

Lot Desc - Cul-De-Sac

Lot Desc - Hardwood Trees

Lot Desc - Wooded Lot

2 Garage

Fee Includes - HO Association

Fee Includes - Maint Com. Area

Financing - Cash

Financing - Conventional

Financing - New Needed

No Assumption

Dining - Breakfast Room

Dining - Separate Dining Room

1st Floor Master Bedroom

Bonus Hall Acc

Entry Foyer

Family Room

Pantry

Utility Room

W/D Loc - 1st Floor

W/D Loc - Utility Room

Equip - Dishwasher

Equip - Disposal

Equip - Garage Opener

Equip - Ice Maker Connection

Equip - Microwave

Equip - Refrigerator

Equip - Self Clean Oven

Interior - 10Ft+ Ceiling

Interior - 9 Ft Ceiling

Interior - Attic Pull Down

Interior - Ceiling Fan

Interior - Central Vac Prewired

Interior - CerBth Wall

Interior - FP Screen

Interior - Intercom Finished

Interior - Security System Prewired

Interior - Tub/ Sep Shower

Interior - W.I. Closet

Interior - Whirlpool

Interior - Wind. Treat

Exterior - Deck

Exterior - Gutters

Exterior - Landscaped

Exterior - Sprinkler System

Exterior - Warr. Progr

**Showing Instructions**

Show Instruct: Appointment Only, Combo LB, Occupied

List Agent: R15798 / [Kathleen Williamson](#)List Office: R/HP&W08 / [Howard Perry & Walston Realtor](#)

Co List Agent:

Comm to Buy Agt: 2.4

List Type: ER

**Make Appointment**

Agent Phone: 919-387-8297

Office Phone: 919-380-8585

CoList Agent Phone:

Comm to Sub Agt: 2.4

Possession: ATC

Appt Phone: 919-595-8989

Appt Phone: 919-595-8989

DOM: 91

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