

816580

Active**Residential**

LP: \$ 132,900

[809 Swan Hill Court](#)

City: Fuquay Varina

Seller's Name: Behnke

Area/Sub: 016/A

Subd: Sandy Springs

Zip : 27526

Yr Blt: 1994

Directions : Hwy. 55 towards Fuquay Varina. Right on Wyndam across from Food Lion. Left on Balfour Downs and right on Swan Hill Court. Your new home is on the left.

Remarks : Original owners have taken great pride in beautifully maintaining their home. Updated paint colors. Beautiful light fixtures. Formal DR is being used as playroom. Great flat backyard for children or pets. Cul-de-sac location. Don't let lot size fool you-it has common area beside & behind. You will love showing and seeing this pristine home. AHS Warranty

School Information

Elementary 1: Lincoln Height

Elementary 2:

Middle 1: Holly Ridge

Middle 2:

High 1: Fuquay Varina

High 2:

Rooms / SqFt Information

Living Area	Above Grade: 1536	Below Grade:	Total: 1536
Other Area	Above Grade: 0	Below Grade:	Total: 0
# Rooms: 6	Beds: 3	Full Baths: 2	Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: /
 Living: /
 Dining: 11X11.6 / Main
 Family: 23X11.6 / Main
 Office/Study: /
 Kitchen: 9X9 / Main
 Breakfast: 8.6X9 / Main

Master BR: 12X16.6 / Second
 Bedroom 2: 11X10.6 / Second
 Bedroom 3: 11X10 / Second
 Bedroom 4: /
 Bedroom 5: /
 Utility: /
 Bonus: /

Other Area-Room Dim/Levels

Garage: 13.6X23 / Main
 Carport: /
 Storage: /
 Porch: 15X4 / Main
 Patio: /
 Deck: /
 Scrnd Porch: /

General Information

Lot Dim: See survey	Lot #: 117	Appx Acres: 0.17
Foundation: crawl	Zoning:	In City: Yes
New Construction: Yes	Est Fin Date: /	Restrictive Covenants: Yes
Builders Name: Westminster Homes		
HO Assoc. Mgmt:		
HOA Phone: 847-3003	HOA Fax:	Total HOA Dues: \$ 45/Quarterly

Financing and Taxes

Tax Value: \$ 120,302	Tax Rate: 1.124	TM/BK/PAR/LT or Deed Page: bm94-900
Financial Comments: Pre-qualification with credit approval		
Legal Desc: Lt117 Sandy Springs Sub	Pin #: 0657643372	

Features

2 Story	Wtr/Swr - City Water	Family Room	Interior - Bath/Tub
Type - Detached	Lot Desc - Cul-De-Sac	Pantry	Interior - Cable TV Available
0-.25 Acres	Lot Desc - Hardwood Trees	W/D Loc - 1st Floor	Interior - Ceiling Fan
Traditional	1 Garage	W/D Loc - Closet	Interior - W.I. Closet
Ext Finish - Vinyl	Fee Includes - HO Association	Equip - Dishwasher	Interior - Wind. Treat
Roof - Shingle	Fee Includes - Maint Com. Area	Equip - Disposal	Exterior - Landscaped
Floors - Carpet	Financing - Cash	Equip - Elec. Dryer HU	Exterior - Warr. Progr
Floors - Vinyl	Financing - Conventional	Equip - Electric Range	
A/C - Central Air	Financing - FHA	Equip - Garage Opener	
Heat - Forced Air	Financing - New Needed	Equip - Ice Maker Connection	
Fuel - Natural Gas	Financing - VA	Equip - Microwave	
Water Htr - Gas	No Assumption	Equip - Self Clean Oven	
Wtr/Swr - City Sewer	Dining - Separate Dining Room	Interior - Bath/Shower	

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: 919-601-7251 Appt Phone: 919-595-8989
 Office Phone: 919-380-8585
 CoList Agent Phone:
 Comm to Sub Agt: 2.4 Appt Phone: 919-595-8989
 Possession: ATC DOM: 11

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