

Louis R Wilkerson - PrfPh: 919-868-9286  
 Howard Perry & Walston Realtor - OFC: 919-876-8824

[www.jimallen.com](http://www.jimallen.com)  
[louis@jimallen.com](mailto:louis@jimallen.com)



**MLS #:** 2074052      **Status:** ACTIVE  
**3697 Jade Lane**      **Unit#:**      **Lot#:** 1  
 Franklinton      NC      27525      **Area:** 323/B  
**(City Limits Of):**  
**Subd:** Starmount Forest      **Nghbrd:**  
**Possession:** At Time Of Closing  
**Special Conditions:**

**RESIDENTIAL**  
 Single Family  
**DOM:** 51      **LP:** \$282,000  
**CDOM:** 51      **SP:**  
**CntAdd**  
**Contract Date**  
**FinConc**  
**Est/Closing Date**

**Remarks**

Split Ranch Plan! 100% Finacing Available! Hwds thru Main Lvng! Designer Hrdware & Lighting! Kit: Granite Ctops, CustomCabinets, Cntrlsland, SS Appls; Smooth Top Rnge, BlthnMW, DW! FamRm: Cstm Srnd GasLogFP, CF w/Lght!MBR: Trey Ceiling, Crpt, CF w /Light! MstrBth: TleFlr, DualVanity w/CltMrble Ctops, Cstm Cabs w/CntrDrawers, WalkIn Shwer & SepGrdnTub, Huge WIC! Mudroom w/Blt In Bench/Dropstation!Tons of Walk In Storage!

**Directions**

US 1 North Thru Wake Forest; Left on Hwy 96, go Approx 8 Miles turn Right on Suitts Store Rd, Left on Old Franklinton Rd, Right into Subdivision

**School Information**

**El 1:** Granville - Tar River      **El 2:**  
**Mi 1:** Granville - Hawley      **Mi 2:**  
**Hi 1:** Granville - S. Granville      **Hi 2:**

**General Information**

**Year Built:** 2016      **New Construction:** Yes      **Framed:** Yes      **Est Fin Date:** Sep 2016  
**Builder Name:** Winslow Custom Homes      **Ownership:**      **Prim Res:** No  
**Property Leased:** No      **Month to Month:**      **Lease Expires:**

**Public Data, Taxes, Financing**

**Tax Value:** \$0.00      **Tax Rate:** 0.83000  
**Zoning:**      **Inside City:** N  
**Financing:** Cash, Conventional, FHA, New Needed, VA      **Oil/Gas Rights Severed?**

**Financial Comments:** Portion of Buyers Closing Costs to be Paid by Preferred In House Lender/Attny

**Measurements- Lot/House/Rooms**

**Lot Size:** 1.040      **Lot Dim:** see survey  
**Living Area:** 2,100 = 2,100 (Above Grade) and 0 (Below Grade)  
**Other Area:** 1,500 = 1,500 (Above Grade) and 0 (Below Grade)  
**Bedrooms:** 3      **Full Baths:** 2      **Half Baths:** 0      **Total Rooms:** 7

**Living Area- Room Dim/Levels**

**Hall:** 12x6 / Main      **Mstr BR:** 14.5x13/ Main  
**Living:** /      **Bdr 2:** 12x12 / Main  
**Dining:** 12x11 / Main      **Bdr 3:** 12x12 / Main  
**Family:** 20x19/ Main      **Bdr 4:** /  
**Off/Study:** /      **Bdr 5:** /  
**Kitchen:** 15x11 / Main      **Utility:** 6x6 / Main  
**Breakfast:** /      **Bonus:** /  
**Mudroom:** / Main

**Other Area-Room Dim Levels**

**Garage:** 24x20 / Main      **Deck:** /  
**Carport:** /      **Scr Porch:** /  
**Storage:** /      **Basement:** No  
**Porch:** 18x5 / Main      **WlkInStrge:** / Second  
**Patio:** 12x12 / Main

**Home Owner Association**

**Mgmt Co 1:** Sterling Creek LLC  
**Fees:** \$0.00 /      **-Req:**  
**Mgmt Co 2:** Fees- TBD  
**Fees:** \$0.00 /      **-Req:**  
**Restrictive Covenants:** Yes      **Total HOA Dues:**  
**HO Fees Include:** HO Association, Maint Com. Area

**Features**

<p><b>A/C:</b> Central Air  <b>Acres:</b> 1-2.9 Acres  <b>Attic Description:</b> Floored, Permanent Stairs, Unfinished Att, Walk In  <b>Basement Description:</b> No Basement  <b>Bath Features:</b> Garden Tub, Tub/ Sep Shower, Tub /Shower  <b>Design:</b> One Story  <b>Dining:</b> Breakfast Room, Eat-in Kitchen, Separate Dining Room  <b>Equipment/Appliances:</b> Dishwasher, Electric Range, Garage Opener, Ice Maker Connection, Microwave  <b>Exterior Features:</b> Insulated Windows, Patio, Porch</p>	<p><b>Exterior Finish:</b> Stone Ext, Vinyl Ext  <b>Fireplace Description:</b> Gas Logs, In Family Room  <b>Flooring:</b> Carpet, Hardwood, Tile Floor  <b>Foundation:</b> Crawl Space  <b>Fuel Heat:</b> Electric Fuel  <b>Garage:</b> 2  <b>Green Building Features:</b> Low VOC Paints/Seal/Var, Programmable Thermostats  <b>Green Bldg HERS Rating:</b>  <b>Heating:</b> Forced Air  <b>Interior Features:</b> Ceiling Fan, Granite Counter Tops, Pantry, Smoke Alarm, Tray Ceiling, Walk in Closet</p>	<p><b>Lot Description:</b> Landscaped  <b>Other Rooms:</b> 1st Floor Bedroom, 1st Floor Master Bedroom, Bonus Unfinished, Entry Foyer, Family Room, Utility Room  <b>Parking:</b> Attached, DW/Concrete, Entry/Front  <b>Construction Type:</b> Site Built  <b>Roof:</b> Shingle  <b>Style:</b> Ranch, Traditional, Transitional  <b>Washer Dryer Location:</b> 1st Floor, Laundry Room  <b>Water Heater:</b> Electric WH  <b>Water/Sewer:</b> Septic Tank, Well  <b>Waterfront Type:</b>  <b>Water Body Name:</b>  <b>ApxWtrFrtg:</b>  <b>Waterfront Access:</b></p>
--	--	---