

7520 MCFRENCH DR Fayetteville NC, 28311

\$209,900

[GROUP MCKINNEY REALTY](#) (910)644-0222 fax: (910)222-2801
of KELLER WILLIAMS REALTY (FAYETTEVILLE) (910)222-2800

Firm: 639 Agt: 310 DOM/CDOM: 2 /
RE license #:

FAY ML#: 407813 Active Residential	Map Comps		
LIST DATE: JUL-12-2013	EXPR DATE: JAN-31-2014		
RMS: 8	STYLE: Ranch		
BRS: 4	CONST: Brick Veneer and Siding		
BTH: 2	Year Built: 1993		
HBA: 1	SF Range: 2201 TO 2400		
Condition: Excellent	Lot/Unit #:		
Garage: Double Garage			
Zoning: Planned Neighborhood			



SUBDIVISION/CONDOMINIUM: PINE VALLEY

Appx Lot Size: X X X X X X X X

ELE: South River Electric	GAS:	WTR: Harnett County
SWR: Septic Tank	SF Includes: NONE	Firepl: Prefab
CO. TAX: Cumberland	CITY TAX: None	Internet: Yes
Home Warranty:	Warranty Company:	Home Warranty \$:
HOA: No	Homeowners Association Dues:	Per:
Foreclosed Prop.:	Short Sale: No	Auction Y/N: No

Confirmed Special Assessments: NONE

Proposed Assessments: NONE

Oil and gas rights were severed from the property by a previous owner.: No Representation

Seller has severed the oil and gas rights from the property.: No

Seller intends to sever the oil and gas rights from the property prior to the transfer of transfer of title to Buyer.: No

GS1: RALEIGH ROAD ELEMENTARY	GS2: RALEIGH ROAD ELEMENTARY
JRH: PINE FOREST MIDDLE SCHOOL	SRH: PINE FOREST SENIOR HIGH

OWNER NAME: SCHAEFER WILLIAM	Primary Residence: No
Ownership: More than a year	Limited Representation: No
LEGAL DESC.: LT 146 PINE VALLEY SEC 4 (0.43 AC)	Block / Section: /
PIN: 0532-77-2232-	Plat Book/Page: 0080 / 0035
Terms:	Variable Rate Comm.: No
COMM S/A: 0	Deed Book/Page: 7080 / 575
	COMM B/A: 3

Personal Prop Incl.: -refrigerator

Excluded Features: -NONE

Remarks 1: -Great split floor plan! Three bedrooms on one side of this spacious ranch styled home with the master suite tucked away on the other side of the home. This home features all formals PLUS an eat in kitchen. Huge fenced back yard with plenty of room for the children and pets ! Dont miss this one!

Remarks 2:

Remarks 3: -Great split floor plan! Three bedrooms on one side of this spacious ranch styled home with the master suite tucked away on the other side of the home. This home features all formals PLUS an eat in kitchen. Huge fenced back yard with plenty of room for the children and pets ! Dont miss this one!

CSS Listing: Y Schedule a Showing (910)401-0101	
Init Photo Y/N: No	Addtl Photo Y/N: No
	Virtual Tour Y/N:

Type Heat: HEAT PUMP	Floor: CARPET , HARDWOOD , TILE , VINYL
Miscellaneous1: GUTTER , CRAWLSPACE , FOYER , DECK(S) , COVERED PORCH	Miscellaneous2: DEN/FAMILY ROOM , MBR DOWNSTAIRS , OTHER BR DOWNSTAIRS , FORMAL LIVING

Site Desc:	PRIVACY FENCE	Fin. Terms:	ROOM
Lock Box/Showing:	SUPRA-CALL FOR APPOINTMEN	Possession:	ALL NEW LOANS CONSIDERED
Din Room:	FORMAL , KITCHEN/COMBO	Acreage:	AT CLOSING
Appliances:	RANGE , DISHWASHER , REFRIGERATOR , W / D HOOKUPS	Int. Features:	LESS THAN 1 ACRE SMOKE ALARM(S) , CEILING FAN(S)



JUL-14-2013

* Information Deemed Reliable But Not Guaranteed *

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