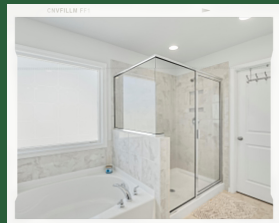
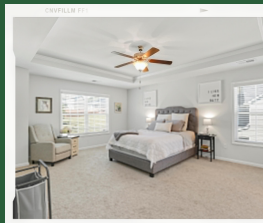
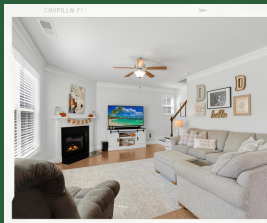
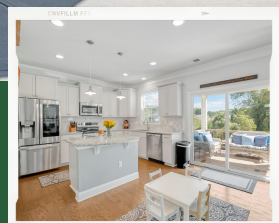
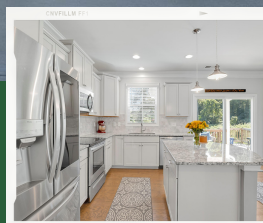
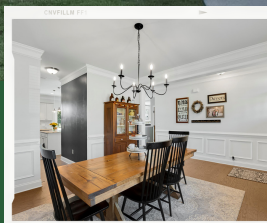




# HOUSE FOR SALE

**\$475,000**

FOR MORE DETAILS:



## SPECIAL FEATURES

- 4 Bedrooms
- 2.5 Bathrooms
- Private Backyard
- Upgraded Trim Throughout
- Gas Fire Place
- Tray Ceiling in Master
- Covered Deck with Fan
- Front Porch
- Whole Home Pest Prevention

**Hilary Kennedy**

**(910) 918-1332**

**hilary@liveoaksrealty.com**







MLS #: 2536359

Status: ACTIVE

## RESIDENTIAL

Single Family

274 Roaring Creek Drive

Unit#:

Lot#: 29

Garner NC 27529

(City Limits Of): Garner

Subd: Creekside

Nghbrd:

Possession: At Time Of Closing

Special Conditions No Special Conditions



DOM: 1 LP: \$475,000

CDOM: 1 SP:

CntAdd  
Contract Date  
FinConc

Est/Closing Date

### Remarks

Welcome home to this gorgeous 4 bedroom home in Creekside! As soon as you walk in you will notice the upgrades including the wainscoting throughout the dining room and the extended crown molding. The kitchen is open to the living area and this home is perfect for entertaining. Off of your breakfast room 2 large sliding glass doors lead you to your covered porch and deck that overlooks your yard and a private green space. Your family room is anchored by a gas fireplace. Upstairs you will find 4 bedrooms and an expansive master bedroom and bathroom. Your master bathroom has a separate garden tub and walk in shower. Don't miss your opportunity to make this stunning home yours.

### Directions

Located off Rand Rd. Between Ten Ten & NC 50. From Raleigh: Take 70E from downtown to Benson rd/50. Take a Right on 50 to Rand Rd. Right on Rand Rd. Creekside will be on your Left.

### School Information

EI 1: Wake - Rand Road  
Mi 1: Wake - North Garner  
Hi 1: Wake - South Garner

EI 2:  
Mi 2:  
Hi 2:

### General Information

#### Builder Name

New Construction No

Framed

Year Built 2018

Est Fin Year

Est Fin Month

Active Adult Community No

Ownership Type Other (SFH incl)  
Primary Residence Yes  
Property Leased No  
Month to Month  
Lease Expires  
Oil/Gas Rights Severed?

### Public Data, Taxes, Financing

Legal Description LO29 CREEKSIDE SUBDIVISION PH2 BM2016-00246

Tax Map/Blk/Prcl/Lot

PIN #

Tax ID  
Tax Value \$284,890.00

Tax Rate  
Tax Year 2023

Zoning  
Financing Cash, Conventional, FHA, VA

Tax Annual Amount \$3,678

Financial Comments Please provide preapproval with all offers. Preferred Lender is Dan Woodard.

### Features

A/C Central Air, Dual Zone A/C

Building Exposure

Acres 0-.25 Acres

Attic Description Pull Down

Bath Features Garden Tub, Tub/ Sep Shower, Walk in Shower, Double Vanity

Design 2 Story

Dining Separate Dining Room

Equipment/Appliances Cooktop - Electric, Dishwasher, Disposal

Exterior Features Covered Porch, Deck

Exterior Finish Stone Ext, Vinyl Ext

Fireplace Description Gas Logs, In Family Room

Flooring Carpet, Ceramic, Engineered Hardwoods, Luxury Vinyl

Foundation Walk-In Crawl Space

Fuel Heat Electric Fuel

Garage 2

Green Bldg HERS Rating

Heating Heat Pump, Heat Age 3-6 Yrs

Interior Features 9 Ft Ceiling, Ceiling Fan, Granite Counter Tops, Pantry, Window Blinds

Parking Parking Pad, Garage

Construction Type Site Built

Roof Shingle

Style Traditional

Washer Dryer Location 2nd Floor, Laundry Room

Water Heater Electric WH, Water Htr Age 3-6 Yrs

Waterfront Type

Water Body Name

ApxWtrFrtg

Waterfront Access

### Measurements- Lot/House/Rooms

Lot Size: 0.250

Lot Dim: see plot map

Living Area: 2,300 = 2,300 (Above Grade) and 0 (Below Grade)

Other Area: 0 = 0 (Above Grade) and 0 (Below Grade)

Bedrooms: 4 Full Baths: 2 Half Baths: 1 Total Rooms: 8

### Living Area- Room Dim/Levels

Hall: 16.9x7.7 / Main Mstr BR: 16.2x19.1 / Second  
Living: 22.4x14.7 / Main Bdr 2: 11.1x16.10 / Second  
Dining: 11.9x12.8 / Main Bdr 3: 11.4x14.6 / Second  
Family: / Bdr 4: 12.7x10.5 / Second  
Off/Study: / Bdr 5: /  
Kitchen: 12x12.8 / Main Utility: 6.6x6.8 / Second  
Breakfast: / Bonus: /

### Other Area-Room Dim Levels

Garage: 17.1x22 / Main Deck: 23x13.2 / Main  
Carport: / Scr Porch: /  
Storage: / Basement: No  
Porch: /  
Patio: /

### Home Owner Association

Mgmt Co 1: Creekside HOA-Associa HRW

Fees: \$30.00 / Monthly -Req: Yes

Mgmt Co 2:

Fees: \$0.00 / -Req:

Restrictive Covenants: Yes Total HOA Dues:

HO Fees Include HO Association, Maint Com. Area, Street Lights