



803684 Withdrawn Residential LP: \$ 349,000
 95 Simon Collie Road City: Louisburg
 Media: 🏠 5 Area/Sub: 324/D Zip : 27549 Yr Blt: 1785
 Subd: Seven Paths List Type: ER
 Seller's Name: Malcolm & Winona Crawford

School Information

Elementary 1: Franklin - Ed Best Elementary 2:
 Middle 1: Franklin - Bunn Middle 2:
 High 1: Franklin - Bunn High 2:
 Dir: North on 401 Right on 98E to Bunn Continue straight on E. Jewitt Ave. Turn Left on Sledge Rd. Right on Sykes Rd. Left on 7 Paths Rd. Simon Collie is a gravel road on the right

Remarks : The Andrew Moore House ca 1785-1790, 1830 is a Georgian Plantation house completely restored by Dean Ruedrich with finishing touches by Mal and Winona Crawford. 10'+ ceilings, 7 fireplaces, and heart pine floors A separate guest house has just been completed with a bd.,bath, kitchen-great room and utility room. This is a truly remarkable property.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 2152	Below Grade:	Total: 2152
Other Area	Above Grade: 0	Below Grade:	Total: 0
# Rooms: 7	Beds: 3	Full Baths: 1	Half Baths: 1
Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
Entry Hall: /	Master BR: 19x19 / Second	Garage: /	
Living: 19x19 / Main	Bedroom 2: 9x14 / Second	Carpport: /	
Dining: 9x11 / Main	Bedroom 3: 31x9 / Third	Storage: /	
Family: 8x9 / Main	Bedroom 4: /	Porch: 8x20 / Main	
Office/Study: /	Bedroom 5: /	Patio: /	
Kitchen: 18x20 / Main	Utility: 9x11 / Second	Deck: /	
Breakfast: /	Bonus: /	Scrnd Porch: /	

General Information

Lot Dim: 0x0	Lot #:	Appx Acres: 11.6
Foundation: Crawl	Zoning:	In City: No
New Construction: No	Est Fin Date: /	Restrictive Covenants: Yes
Builders Name:	HOA Fax:	Total HOA Dues: \$ 0/
HO Assoc. Mgmt:		
HOA Phone:		

Financing and Taxes

Tax Value: \$ 272,732	Tax Rate: 0.8475	TM/BK/PAR/LT or Deed Page:
Financial Comments:		Pin #: K09-00-016 G
Legal Desc: BK1027PG368-369,370		

Features

Design - 2.5+ Story	Heat - Geothermal	Lot Desc - Partial Clr	Other Rooms - Utility Room
Type - Detached	Fuel - Gas LP	Lot Desc - Unpaved Road	W/D Loc - Utility Room
Acres - 6-10.9 Acres	Water Htr - Electric	Parking - DW/Earth	Equip - Gas Range
Style - Traditional	FP - In Den	Fee Includes - None Known	Interior - Paneling
Ext Finish - Wood	FP - In Great Room	Financing - New Needed	Exterior - Satellite Dish
Bsmt - None	FP - In Master Bedroom	No Assumption	
Roof - Tin	FP - In Study	Dining - Eat-in Kitchen	
Floors - Wood	FP - Masonry	Other Rooms - Attic Finished	
A/C - Heat Pump	Wtr/Swr - Septic Tank	Other Rooms - Great Room	
Heat - Dual Zone	Wtr/Swr - Well	Other Rooms - Pantry	

Showing Instructions

Show Instruct: Appointment Only	Make Appointment	
List Agent: R11021 / Sally Creech	Agent Phone: 919-833-1569	Appt Phone: 919-595-8989
List Office: R/PRU02 / Prudential Carolinas Realty	Office Phone: 919-782-5502	
Co List Agent:	CoList Agent Phone:	Appt Phone: 919-595-8989
Comm to Buy Agt: 2.4	Comm to Sub Agt: 2.4	
List Type: ER	Possession: ATC	DOM: 187

Information deemed RELIABLE but not GUARANTEED

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