

**Agent Information**

**Name:** Kevin O'Neal  
**Phone:** 919-806-3262  
**Fax:**  
**Cell:**  
**Email:** [koneal11@gmail.com](mailto:koneal11@gmail.com)  
**Web:**

**Office Information**

**Name:** The Real Estate Company  
**Address:** 6208 Fayetteville Rd #103-104  
 Durham, NC 27713  
**Phone:** 919-806-3262  
**Fax:** 919-806-3792  
**Web:**



**1725652**      **Active**      **Residential**      **LP: \$ 1,195,000**

**404 WOODED LAKE Drive**

**City:** Apex      **Zip:** 27523      **Area/Sub:** 305/D  
**Media:** 12      **VT:** No      **Yr Blt:** 1995      **Next OH:**  
**Subdivision:** Wendy Hill      **Nbrhd:**

**School Information**

**Elementary 1:** Chatham - N Chatham      **Elementary 2:**  
**Middle 1:** Chatham - N Chatham      **Middle 2:**  
**High 1:** Chatham - Northwood      **High 2:**

**Directions:** FROM HWY64 GO N ON 751 3 MILES MAKE RT. ON LEWERSHOP RD. LEFT ON BARBEE RD. LEFT INTO SUBD. HOUSE ON RIGHT. FROM CARY- HIGH HOUSE EAST CROSS 55, RT. ON WHITE OAK, LEFT ON LEWERSHOP, RT. ON BARBEE RD. LEFT ON WOODED LAKE HOUSE ON RIGHT.

**Remarks:** A WILLIAM POOLE CUSTOM DESIGNED HOME FEATURES IMPECCABLE DETAILS INSIDE AS WELL AS OUTSIDE. THIS ENGLISH COUNTRY LAKEFRONT HOME IS EMBRACED BY INCREDIBLE GARDENS DESIGNED BY BRIDGET HUTCHINSON OF CANADA. LAKEFRONT LIVING, ENGLISH COUNTRY GARDENS, CUSTOM SWIMMING POOL AND MUCH MORE. SELLERS WILL CONSIDER TRADEAS PART OF PURCHASE. SOME OWNER FINACING AVAILABLE

**Rooms / SqFt Information**

<b>Living area</b>	<b>Above Grade:</b> 4940	<b>Below Grade:</b> 0	<b>Total:</b> 4940
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b> 0	<b>Total:</b> 0
<b># Rooms:</b> 12	<b>Beds:</b> 4	<b>Full Baths:</b> 4	<b>Half Baths:</b> 2

**Living Area-Room Dim/Levels**

<b>Entry Hall:</b> 13.8X9.5 / Main	<b>Office/Study:</b> 12.7X11.1 / Main	<b>Master BR:</b> 20.1X13.6 / Second	<b>Bedroom 5:</b>
<b>Living:</b> 19.5X13.1 / Main	<b>Kitchen:</b> 16.7X15.4 / Main	<b>Bedroom 2:</b> 13.3X11.9 / Second	<b>Utility:</b> 10.7X10.4 / Main
<b>Dining:</b> 15.4X14.5 / Main	<b>Breakfast:</b> 12.8X9.9 / Main	<b>Bedroom 3:</b> 12.7X12.4 / Second	<b>Bonus:</b> 21.7X11.9 / Second
<b>Family:</b> 21.5X20.6 / Main		<b>Bedroom 4:</b> 12.7X9.3 / Second	

**Other Area-Room Dim/Levels**

<b>Garage:</b> 34.8x25.7 / Main	<b>Storage:</b> 15.6x7.6 / Second	<b>Patio:</b> 21.3x18.2 / Main	<b>Scrnd Porch:</b> 10.7X10.2 / Main
<b>Carport:</b> 19.6x16.7 MAIN /	<b>Porch:</b>	<b>Deck:</b>	<b>SWIM POOL:</b> 36X18 / Main
			<b>GAZEBO:</b> 13.5X13.5 / Main

**General Information**

<b>Lot Dim:</b> SEE DEED AND SITE PLAN ON RECORD	<b>Lot #:</b> 9	<b>Appx Acres:</b> 6.13	<b>Foundation:</b> CRAWL	<b>Zoning:</b>
<b>New Construction:</b> No	<b>Est Fin Date:</b>		<b>HUD Compliant Senior Housing:</b>	<b>In City:</b> N
<b>Builders Name:</b> STEVE CHRISTOPHER HOMES			<b>Restrictive Covenants:</b> Y	
<b>HO Assoc. Mgmt.:</b> PRIVATE	<b>HOA Fax:</b>		<b>Total HOA Dues:</b> \$ 606/ANUAL	
<b>HOA Phone:</b> 919-303-5423				

**Financing and Taxes**

<b>Tax Value:</b> \$0	<b>Tax Rate:</b> 0.6642	<b>TM/BK/PAR/LT or Deed Page:</b>
<b>Financial Comments:</b>		<b>Pin #:</b> 0714-44-1893
<b>Legal Desc:</b> R3-12-9		

**Features**

<b>Design:</b> 1.5 Story	<b>Construction Type:</b> SITEBT
<b>Property Type:</b> Detached	<b>Style:</b> Transitional
<b>Acres:</b> 6-10.9 Acres	<b>Exterior:</b> Circular Drive, Garden Area, In Ground Pool, Landscaped, Patio,
<b>Exterior Finish:</b> All Brick Veneer	<b>Features:</b> Screen Porch, Sprinkler System
<b>Roof:</b> Shingle, Roof Age 11+ Years	<b>Basement Desc:</b> None
<b>A/C:</b> Dual Zone, Heat Pump	<b>Flooring:</b> Carpet, CerBath Flr, Hardwood
<b>Fuel-Heat:</b> Electric	<b>Heating:</b> Heat Pump, Dual Zone
<b>Fireplace:</b> Gas Logs, Gas Starter, In Family Room	<b>Water Heater:</b> Electric
<b>Desc:</b>	<b>Water/Sewer:</b> Septic Tank, Well
<b>Lot Desc:</b> Hardwood Trees, Prv Rd Mnt Ag, WaterfrontWooded Lot	<b>Parking:</b> 3 Garage, Covered Parking, Entry/Side
	<b>Financing:</b> Cash
<b>HO Dues:</b> HO Association, Maint Com. Area, Street Lights	<b>Dining:</b> Breakfast Room, Separate Dining Room
	<b>Washer/Dryer Loc:</b> Utility Room
<b>Assumption:</b> No Assumption	<b>Interior:</b> 10Ft+ Ceiling, 9 Ft Ceiling, Att/Exhaust Fan, Attic Floored, Attic Pull
<b>Other Rooms:</b> Bonus Room/Finish, Fitness Room, Inlaw Suite, Mbr w/ Sit Rm, Office, Walk In Pantry, Room Over Garage, Study, Utility Room	<b>Features:</b> Down, Bookshelves, Cath. Ceil., Ceiling Fan, Central Vac Finished, CerBth Wall, Garage Shop, Garden Tub, Security System Finished, Smoke Alarm, Tile Countertops, Walk In Attic, Whirlpool
<b>Equip/Apppl:</b> Dishwasher, Disposal, Elec. Dryer HU, Electric Range, Humidifier, Microwave, Self Clean Oven, Trash Comp, Water Softner	<b>Spec SVC:</b>
	<b>Green Features:</b>

**Green Certs:**

\*\*Copyright: 2001- 2010 by Triangle MLS, Inc.\*\*

\*\*Information deemed RELIABLE but not GUARANTEED\*\*

Date: 05/17/2010