

**Agent Information**

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**Office Information**

**Name:** The Real Estate Company  
**Address:** 6208 Fayetteville Rd #103-104  
Durham, NC 27713  
**Phone:** 919-806-3262  
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**1750916**                      **Active**                      **Residential**                      **LP: \$ 1,995,000**

**514 Perfect Moment Drive**

**City:** Durham                      **Zip:** 27713  
**Media:** 1                      **VT:** No                      **Yr Blt:** 2008                      **Area/Sub:** 305/E  
**Subdivision:** The Hills of Rosemont                      **Nbrhd:**                      **Next OH:**

**School Information**

**Elementary 1:** Chatham - N Chatham                      **Elementary 2:**  
**Middle 1:** Chatham - N Chatham                      **Middle 2:**  
**High 1:** Chatham - Northwood                      **High 2:**  
**Directions:** From I-40 take 751 South Jordan Lake, Make left onto O'Kelly Church Rd., Go 2 miles 2nd Entrance, Royal Sunset on left, through gates left onto Perfect Moment , Home on left

Remarks: Seller agrees to also sell the house of total 8538 sqft unfin as is for \$1,195,000. The finished price of \$1,995,000 includes 4873 +/- sqft finished which is the 1st&2nd floor. Seller will finish the bonus rooms over the garage of 480 sqft for \$36,000 additionally and the basement of 2560 sqft finished and 700 +/- sqft unfinished +/- for \$183,000. Ask listing agent for specific list

**Rooms / SqFt Information**

<b>Living area</b>	<b>Above Grade:</b> 4873	<b>Below Grade:</b> 0	<b>Total:</b> 4873
<b>Other Area</b>	<b>Above Grade:</b> 480	<b>Below Grade:</b> 3200	<b>Total:</b> 3680
<b># Rooms:</b> 11	<b>Beds:</b> 5	<b>Full Baths:</b> 3	<b>Half Baths:</b> 1

**Living Area-Room Dim/Levels**

<b>Entry Hall:</b> 10.7x13.3 / Main	<b>Office/Study:</b> 13.1x16.9 / Main	<b>Master BR:</b> 19.1x20 / Main	<b>Bedroom 5:</b> 19.5x16 / Lower
<b>Living:</b> 18.4x15.9 / Main	<b>Kitchen:</b> 12.6x15 / Main	<b>Bedroom 2:</b> 13.7x13.9 / Second	<b>Utility:</b> 6.1x13.1 / Main
<b>Dining:</b> 15.3x13.5 / Main	<b>Breakfast:</b> 10.7x17 / Main	<b>Bedroom 3:</b> 13.2x15.1 / Second	<b>Bonus:</b> 16.9x29.3 / Second
<b>Family:</b> 21.8x19 / Main		<b>Bedroom 4:</b> 19.6x19.6 / Second	

**Other Area-Room Dim/Levels**

<b>Garage:</b> 35x22.5 / Main	<b>Storage:</b>	<b>Patio:</b>	<b>Scrnd Porch:</b>
<b>Carport:</b>	<b>Porch:</b>	<b>Deck:</b> 32.9x10 / Main	<b>Exercise R:</b> 20.1x16 / Lower

**General Information**

<b>Lot Dim:</b> 363x839x314x782	<b>Lot #:</b> 34	<b>Appx Acres:</b> 5.15	<b>Foundation:</b> basement	<b>Zoning:</b>
<b>New Construction:</b> Yes	<b>Est Fin Date:</b> 9/2008		<b>HUD Compliant Senior Housing:</b>	
<b>Builders Name:</b> Pomrico Construction			<b>Restrictive Covenants:</b> Y	
<b>HOA Mgmt.:</b> Tallis			<b>In City:</b> N	

Total HOA Dues: \$ 1125/QUART

**Financing and Taxes**

<b>Tax Value:</b> \$0	<b>Tax Rate:</b> 0.6970	<b>TM/BK/PAR/LT or Deed Page:</b>
<b>Financial Comments:</b>		<b>Pin #:</b> 0726-36-8252
<b>Legal Desc:</b> R1-16-34		

**Features**

<b>Design:</b> 2 Story	<b>Construction Type:</b> Site built (Stick)
<b>Property Type:</b> Detached	<b>Style:</b> Traditional
<b>Acres:</b> 3-5.9 Acres	<b>Exterior:</b> Circular Drive, Gated Community
<b>Exterior Finish:</b> All Brick Veneer, Stone	<b>Features:</b>
<b>Roof:</b> Shingle	<b>Basement Desc:</b> Daylight, Heated, Inside Entrance Outside Entrance, Partitioned, Poured Concrete
<b>A/C:</b> Central Air	<b>Flooring:</b> Carpet, CerBath Flr, Hardwood
<b>Fuel-Heat:</b> Natural Gas	<b>Heating:</b> Forced Air
<b>Fireplace:</b> Gas Starter, In Family Room, In Living Room	<b>Water Heater:</b> Gas
<b>Desc:</b>	<b>Water/Sewer:</b> Community Water, Septic Tank
<b>Lot Desc:</b> Cul-De-Sac, Private Rd, Secluded Water View	<b>Parking:</b> 3 Garage
<b>HO Dues:</b> Area Lights, Maint Com. Area, Street Lights	<b>Financing:</b> Cash, Conventional
	<b>Dining:</b> Breakfast Room, Separate Dining Room
<b>Assumption:</b> No Assumption	<b>Washer/Dryer Loc:</b> 1st Floor
<b>Other Rooms:</b> 1st Floor Master Bedroom, Entry Foyer, Walk In Pantry, Study, Utility Room	<b>Interior:</b> Ceiling Fan, Central Vac Finished, Coffered Ceiling, Granite Counter
	<b>Features:</b> Tops, Security System Finished, W.I. Closet

**Equip/App:****Spec SVC:****Green Certs:**

**Green**  
**Features:**  
**Green Building HERS Rating:**