



MLS # 2387871 Status Coming Soon  
6/10/2021

1103 Bartlett Circle  
Unit # Hillsborough  
27278  
NC  
Subdivision Braddock Park at Churton  
Neighborhood



[Schedule a Showing](#)

Listing Type ER  
Listings Service Full Service  
Variable Rate No  
Prospect Exempt No  
Property Leased No  
Lease Expires:  
Special Conditions No Special  
Conditions

List Price \$312,000

Sold Price

DOM 0  
CDOM 0  
Possession At Time Of Closing  
Contract Date  
Due Diligence Exp Date  
Closing Date  
Financial Concessions

**Remarks**

Great, expansive living in this Hillsborough townhome. Wonderful for entertaining or giving yourself private time. This 3bd/2.5ba home has flex spaces upstairs and down, which could be used as office, media space, playroom, homeschool, or formal living. Kitchen has granite counters and SS appliances, & opens to a sizable eat-in space, and is adjacent to a generous formal dining room. 5 mins to Downtown Hillsborough/Riverwalk and 15 to Duke University/Hospital. Prof. photos by 6/8, showings start 6/10.

**Directions**

From Highway 70, turn onto N. Scottswood Blvd, then right onto Bartlett Circle. Unit is on the left at 1103.

**Schools**

ElemSch1 Orange - Cameron Park  
MidSch1 Orange - Stanford  
HighSch1 Orange - Orange

ElemSch2  
MidSch2  
HighSch2

**Measurements and Rooms**

Approximate Acres 0.060 Lot Dimensions .06 per county, buyer verify dimensions  
Living Area Above Grade 2,459 Other Area Above Grade 0  
Living Area Below Grade 0 Other Area Below Grade 0  
Total Living Area SqFt 2,459 Total Other Area SqFt 0  
Detached Living Area SqFt  
Bedrooms 3 Full Baths 2  
# of Rooms 9 Half Baths 1

**Agent Remarks** Professional photos & measurements by June 8. Current square footage from Orange County GIS. Fridge/washer/dryer do not convey. Note: a \$400 /yr optional second HOA gives pool access. Initial plan: showings through 1:30pm on Sunday June 13 with offers reviewed Sunday around 4pm. Offers should list owner as "Bonita Simm Living Trust." Thanks for showing!

**General Information**

Builder Name  
New Construction No Seller Name Bonita Simm Living  
Year Built 2005 Trust  
Framed Ownership Type Townhouse  
Est Fin Year Ownership < 1 year  
Est Fin Month Primary Residence Yes  
Oil/Gas Rights Severed?

**Master Bedroom Floor**

Bedroom 2 Floor  
Bedroom 3 Floor  
Bedroom 4 Floor  
Bedroom 5 Floor  
Entrance Hall Floor  
Living Room Floor  
Dining Room Floor  
Family Room Floor  
Office/Study Floor  
Kitchen Floor  
Breakfast Room Floor

Garage Floor  
Carport Floor  
Storage Floor  
Porch Floor  
Patio Floor  
Deck Floor  
Screened Porch Floor  
Bonus Room Floor  
Utility Room Floor

**Public Records/Tax**

Legal Description 1103 SEC 1 PH 2B BRADDOCK PARK P98/197  
Tax Map/Blk/Prcl/Lot  
PIN #  
Inside City Yes Tax Value \$251,000.00  
City Limits Of Hillsborough Tax Rate  
Tax Annual Amount \$2,558

**Home Owner Association**

HOA 1 Mgmt  
HOA 2 Mgmt  
HOA Phone  
HOA 2 Fees Required  
HOA 2 Fees \$ \$0.00  
HOA 1 Fees Required Yes  
HOA 1 Fees \$ \$149.60  
HOA 2 Fee Payment Monthly  
HOA 1 Fee Payment Monthly  
Total HOA Dues  
Restrictive Covenants Yes  
HO Fees Include Area Lights, HO Association, Maint Com. Area, Maint. Ext., Maint. Grnd, Pool, Street Lights, Roof, Storm Water Maintenance

**HUD Compliant Sr Housing?**

**Financing**

Financial Comments Optional \$400 annual 2nd HOA fee serves as "pool fee" if buyer wishes to join.

A/C Central Air, A/C Age 0-3 Years  
Attic Description Pull Down  
Bath Features Bath/Shower, Garden Tub, Walk in Shower  
Construction Type Site Built  
Design 2 Story  
Dining Breakfast Room, Separate Dining Room  
Equipment/Appliances Dishwasher, Garage Opener, Gas Range, Ice Maker Connection, Microwave, Self Clean Oven  
Exterior Features Gutters, Insulated Windows, Screen Porch, Walking Trails  
Exterior Finish Fiber Cement, Partial Brick  
Fireplace 1  
Fireplace Description Gas Logs, Natural Gas  
Flooring Carpet, Laminate  
Foundation Slab  
Fuel Heat Natural Gas  
Garage 2  
Green Bldg HERS Rating  
Green Building Features ENERGY STAR Appliances, Programmable Thermostats

Green Cert. Uploaded  
Heating Forced Air, Heat Age 0-3 Yrs  
Interior Features 10Ft+ Ceiling, Cable TV Available, Ceiling Fan, Granite Counter Tops, Smoke Alarm, Smooth Ceilings, High Speed Internet  
Other Rooms Loft Rm, Separate Living room

Parking Parking Pad, Garage  
Pool Swimming Pool Com/Fee  
Property Type Attached  
Property Description Townhouse  
Roof Shingle  
Style Traditional  
Washer Dryer Location 2nd Floor  
Water Heater Electric WH, Water Htr Age 0-3 Yrs  
Water/Sewer City Sewer, City Water  
Waterfront Access  
Waterfront Type  
Water Body Name  
Approx Ft of Wtr Frontage

**Listing Agent**

List Agent - License ID 319109  
Gary A Miller - PrfPh: 919-428-7469  
Flex Realty - OFC: 919-355-4376  
Co-List:  
List Ofc 1 -C30430  
FirmLic

**Showing Instructions**

Coming Soon? Showings Exp. to Begin 6/10/2021  
Hours Notice for Showing  
Appointment Only, Combo LB, Vacant

**Compensation**

Commission to Buyer Agent 2.4 %  
Commission to Sub Agent 2.4 %