



Anne Z Clayton
 PrfPh: 919-272-6312
 Flex Realty

anne@redbloomrealty.com
 http://www.redbloomrealty.com

MLS # 2407807 **Status** Coming Soon **RESIDENTIAL** **List Price** \$495,000 **Days On Market** 0
Listing Type Exclusive Right **Special Conditions** No Special Conditions **Sold Price** **Cumulative DOM** 0



302 Palace Green

Subdivision Lochmere
Neighborhood Loch Bain

Unit #
 Cary
 27518
 NC

Directions

Loch Bain is at the corner of Kildaire Farm Road and West Lochmere Drive in Cary.

Schools

ElemSch1 Wake - Dillard **ElemSch2**
MidSch1 Wake - Dillard **MidSch2**
HighSch1 Wake - Athens Dr **HighSch2**

Measurements and Rooms

Approximate Acres 0.230 **Lot Dimensions** 49.30 x 114.06 x 31.94 x 108.37

Living Area Above Grade 2,321	Other Area Above Grade 0
Living Area Below Grade 0	Other Area Below Grade 0
Total Living Area SqFt 2,321	Total Other Area SqFt 0

Detached Living Area SqFt

Bedrooms 3	Full Baths 2
# of Rooms 9	Half Baths 1

Master Bedroom Floor Second	16 x 12
Bedroom 2 Floor Second	12 x 9
Bedroom 3 Floor Second	11 x 10
Bedroom 4 Floor	
Bedroom 5 Floor	
Entrance Hall Floor	
Living Room Floor Main	12 x 21
Dining Room Floor Main	13 x 11
Family Room Floor	
Office/Study Floor	
Kitchen Floor Main	13 x 11
Breakfast Room Floor Main	
Garage Floor Main	22 x 24
Carport Floor	
Storage Floor	
Porch Floor	
Patio Floor	
Deck Floor Main	10 x 12
Bonus Room Floor Second	16 x 18
Utility Room Floor	
Sunroom	13 x 10

Remarks

Remarks Gorgeous Lochmere home with private access to tennis courts, pools, clubhouse, trails, lakes, & playgrounds. New tinted tilt-in windows throughout the entire home! Beautiful kitchen with granite counters and 2019 appliances including a chef's dream 5-burner gas range! Generous breakfast nook/sunroom. Private back deck. Large bonus room/4th bedroom. Roof 2015, Garage door 2019, Gutters 2020, Rheem smart water heater 2021. Fenced backyard.

General Information

Builder Name

New Construction No	Ownership Type Other (SFH incl)
Year Built 1993	Primary Residence
Est Fin Year	Property Leased No
Est Fin Month	Lease Expires
	Oil/Gas Rights Severed?

Public Records/Tax

Legal Description LO30 LOCHBAIN SUB PH2 BM1992-1112

Tax Map/Blk/Prc/Lot	Tax ID
PIN #	Tax Value \$381,897.00
Inside City Yes	Tax Rate
	Tax Annual \$3,629
	Amount

Financing

Financing Cash, Conventional, FHA, VA
Financial Comments

Home Owner Association

HOA 1 Mgmt	HOA 2 Mgmt
HOA Phone	HOA 2 Fees Required Yes
HOA 1 Fees Required Yes	HOA 2 Fees \$ \$100.00
HOA 1 Fees \$ \$623.00	HOA 2 Fee Payment Annually
HOA 1 Fee Payment Annually	Total HOA Dues

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

Features

A/C Central Air, Heat Pump	Exterior Features Deck, Fenced Yard, Gutters, Tennis Court/Priv. Com, Walking Trails, Neighborhood Playground	Heating Forced Air	Parking Garage
Attic Description Pull Down	Exterior Finish Fiber Cement, HrdBoard /Masonite	Lot Description Garden Area, Hardwood Trees, Landscaped	Pool Swim Pool/Priv. Com
Bath Features Whirlpool, Walk in Shower, Water Closet	Fireplace 1		Roof Shingle, Roof Age 6-10 Years
Construction Type Site Built	Flooring Carpet/Wood, Hardwood, Tile Floor		Style Traditional, Transitional
Design 2 Story	Fuel Heat Electric Fuel, Natural Gas		Washer Dryer Location 2nd Floor
	Garage 2		Water Heater Gas
	Green Bldg HERS Rating		Waterfront Access
	Green Cert. Uploaded		Waterfront Type
			Water Body Name
			Approx Ft of Wtr Frontage