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1



MLS #: 2471598 Status: Coming Soon

9/2/2022

Nghbrd:

Lot Size: 0.217

5924 Rustic Wood Lane Unit#: Lot#:

Durham 27713 (City Limits Of): Durham

Subd: Audubon Park

Possession: At Time Of Closing

Special Conditions No Special Conditions

RESIDENTIAL

Single Family

DOM: 0

LP: \$530,000

Lot Dim: Per plat

CDOM:0 SP:

CntAdd **Contract Date FinConc**

Est/Closing Date

Remarks

This gorgeous Audubon Park home is bright, functional, and stylish, and when you visit, you'll fall in love! Whether you are having friends over for a backyard soiree, working or schooling in the first-floor office or second floor bonus room, or want to relax into the oasis provided by the owner's suite, this home gives what you need. And don't forget about the neighborhood pool, pavilion, and tennis courts. The home is among the largest in the neighborhood. So much room and so much to love: built-in bookshelves, gas fireplace, HUGE attic, and 2-car garage. And the backyard is stellar, with a sizable deck, shady flat yard, a patio, fire pit, and a terrific play structure. Lots of recent updates: heating unit 2022, upstairs a/c 2022, water heater 2022, re-finished and sealed deck 2022, patio installed 2020, nearly all windows

Directions

From Apex Hwy 55 turn West onto Sedwick Rd, then left on Solitude Way, then left on Whisperwood Dr. then right on Rusticwood Ln. House on the right side.

School Information

El 2: Durham - Pearsontown El 1: Durham - Parkwood Mi 2: Durham - Rogers-Herr Mi 1: Durham - Lowes Grove Hi 1: Durham - Hillside Hi 2: Durham - The School for Creative ...

General Information

Builder Name

New Construction No. Ownership Type Other (SFH incl) Framed Primary Residence Yes Year Built 1998 **Property Leased** Est Fin Year Month to Month **Fst Fin Month** Lease Expires Active Adult Community No Oil/Gas Rights Severed?

Public Data, Taxes, Financing

Legal Description AUDUBON PARK/PH:02/SEC:02 /BLK:A/LT#030 Tax ID

Tax Map/Blk/Prcl/Lot

Tax Value PIN# 0727-85-40-6089 \$291,925.00 Tax Rate

Tax Year 2022 Financing Cash, Conventional, FHA, VA Tax Annual Amount \$3 736 Financial Comments New needed, proof of funds/pre-approval with all offers. Flex doesn't hold EMD.

Measurements- Lot/House/Rooms

Living Area: 2,344 2,344 (Above Grade) and 0 (Below Grade) 1,235 (Above Grade) and 0 (Below Grade) Other Area: 1.235

30

Total Rooms: 9 Bedrooms: 3 Full Baths: 2 Half Baths: 1

Living Area- Room Dim/Levels 17 x 13/ Second Hall: 5.5 x 10 / Main Mstr BR: 11 x 11 / Second Living: 17 x 13 / Main Bdr 2: 11 x 12 / Main 11 x 11 / Second Dining: Bedr 3: Family: Bedr 4: Off/Study: 11 x 13 / Main Bedr 5: Kitchen: 11 x 10.5 / Main Utility: 5 x 5.5 / Main Breakfast: 11 x 10 / Main Bonus: 15 x 17 / Second

Other Area-Room Dim Levels

Deck: Garage: 12 x 18 / Main Scr Porch: Carport: Basement: No Storage: 6 x 5 / Main Porch: Patio: 25 x 12 / Main

Home Owner Association

Mamt Co 1: Towne Properties

Fees: \$124.00 / Quarterly -Req: Yes

Mgmt Co 2:

Fees: \$0.00 1 -Req: Restrictive Covenants: Yes **Total HOA Dues:**

HO Fees Include HO Association, Maint Com. Area, Pool, Tennis

Features

A/C Central Air Acres 0-.25 Acres

Attic Description Pull Down

Bath Features Bath/Tub, Garden Tub, Tub/ Sep Shower

Design 2 Story

Dining Breakfast Room, Separate Dining Room Equipment/Appliances Cooktop - Gas, Dishwasher,

Disposal, Microwave, Refrigerator

Exterior Features Community Rec Avail., Deck, Patio

Exterior Finish HrdBoard/Masonite

Fireplace Description Gas Logs, In Living Room

Flooring Carpet, Luxury Vinyl Foundation Crawl Space Fuel Heat Natural Gas Garage 2

Green Bldg HERS Rating Heating Forced Air

Interior Features 9 Ft Ceiling, Bookshelves, Ceiling Fan, Granite Counter Tops, Pantry, Smooth Ceilings

Other Rooms Bonus Room/Finish, Office

Parking DW/Concrete, Garage Pool Swim Pool/Priv. Com Construction Type Site Built Roof Shingle

Style Traditional Washer Dryer Location 1st Floor

Water Heater Gas

Water/Sewer City Sewer, City Water

Waterfront Type Water Body Name ApxWtrFrta Waterfront Access