



**MLS #:** 2511207 **Status:** Coming Soon  
 5/20/2023  
**407 Hickory Drive** **Unit#:** **Lot#:** 9B  
 Chapel Hill NC 27517  
**(City Limits Of):** Chapel Hill  
**Subd:** Ridgefield **Nghbrd:**  
**Possession:** At Time Of Closing  
**Special Conditions** No Special Conditions

**RESIDENTIAL**

Single Family  
**DOM:** 0 **LP:** \$385,000  
**CDOM:** 0 **SP:**  
**CntAdd**  
**Contract Date**  
**FinConc**  
**Est/Closing Date**

**Remarks**

This terrific ranch home has mid-century style and a location that can't be beaten. You'll find easy one-floor living in this Chapel Hill cutie with open living/dining space that provides easy access to the ample back yard with patio. The kitchen features updates like granite counters, cabinetry, custom floors and stainless appliances. Other recent updates to the home include the roof, HVAC and ducts, tankless water heater, and crawlspace dehumidifier. Envision yourself preparing your choice of beverage and relaxing in the warmth of the sun coming through the large windows of the sun room. Then make your way around the loop of the friendly Little Ridgefield community. You might stumble upon a front porch concert, pick up something at the neighborhood book and seed libraries, or chat with neighbors along the

**Directions**

From Fordham Blvd, turn onto Willow Drive, immediate left onto Hickory. Follow Hickory to 407.

**School Information**

**EI 1:** CH/Carrboro - Ephesus **EI 2:**  
**Mi 1:** CH/Carrboro - Guy Phillips **Mi 2:**  
**Hi 1:** CH/Carrboro - East Chapel Hill **Hi 2:**

**General Information**

**Builder Name**  
**New Construction** No **Ownership Type** Other (SFH incl)  
**Framed** **Primary Residence** Yes  
**Year Built** 1957 **Property Leased** No  
**Est Fin Year** **Month to Month**  
**Est Fin Month** **Lease Expires**  
**Active Adult Community** No **Oil/Gas Rights Severed?**

**Public Data, Taxes, Financing**

**Legal Description** 9 BL B RIDGEFIELD P6/19  
**Tax Map/Blk/Prcl/Lot** **Tax ID**  
**PIN #** 9799320534 **Tax Value** \$224,500.00  
**Tax Rate**  
**Zoning** **Tax Year** 2022  
**Financing** Cash, Conventional, FHA, New Needed, VA **Tax Annual Amount** \$3,696  
**Financial Comments** New needed. Please submit pre-approval or POF with all offers.

**Measurements- Lot/House/Rooms**

**Lot Size:** 0.260 **Lot Dim:** Per plat  
**Living Area:** 1,389 = 1,389 (Above Grade) and 0 (Below Grade)  
**Other Area:** 536 = 536 (Above Grade) and 0 (Below Grade)  
**Bedrooms:** 3 **Full Baths:** 1 **Half Baths:** 1 **Total Rooms:** 7

**Living Area- Room Dim/Levels**

**Hall:** / **Mstr BR:** 13.4 x 11 / Main  
**Living:** 13.25 x 12.5 / Main **Bdr 2:** 15.75 x 9.75 / Main  
**Dining:** 10.4 x 10.4 / Main **Bdr 3:** 14.4 x 9.75 / Main  
**Family:** / **Bdr 4:** /  
**Off/Study:** / **Bdr 5:** /  
**Kitchen:** 14.75 x 10.4 / Main **Utility:** 9.75 x 6.3 / Main  
**Breakfast:** / **Bonus:** /  
**Sun Room** 9.75 x 9.5 / Main /

**Other Area-Room Dim Levels**

**Garage:** / **Deck:** /  
**Carport:** / **Scr Porch:** /  
**Storage:** / **Basement:** No  
**Porch:** / **FrontPatio** 14 x 14 / Main  
**Patio:** 25 x 12 / Main /

**Home Owner Association**

**Mgmt Co 1:**  
**Fees:** \$0.00 / **-Req:**  
**Mgmt Co 2:**  
**Fees:** \$0.00 / **-Req:**  
**Restrictive Covenants:** Yes **Total HOA Dues:**

**Features**

**A/C** Central Air **Exterior Finish** Board/Batten, Partial Brick, Wood Ext **Other Rooms** 1st Floor Bedroom, 1st Floor Master Bedroom, Sun Room  
**Building Exposure** **Flooring** Hardwood **Parking** DW/Gravel  
**Acres** .26-.5 Acres **Foundation** Crawl Space **Construction Type** Site Built  
**Design** One Story **Fuel Heat** Electric Fuel **Roof** Shingle, Roof Age 0-5 Years  
**Garage** 0 **Green Bldg HERS Rating** **Style** Ranch  
**Heating** Forced Air **Washer Dryer Location** 1st Floor, Laundry Room  
**Water Heater** Gas  
**Water/Sewer** City Sewer, City Water  
**Waterfront Type**  
**Water Body Name**  
**ApxWtrFrtg**  
**Waterfront Access**