

# Comparable Market Analysis

Friday, February 9, 2007



## For

Sample Report  
1418 Suntree Dr  
West Fargo, ND 58078

## By

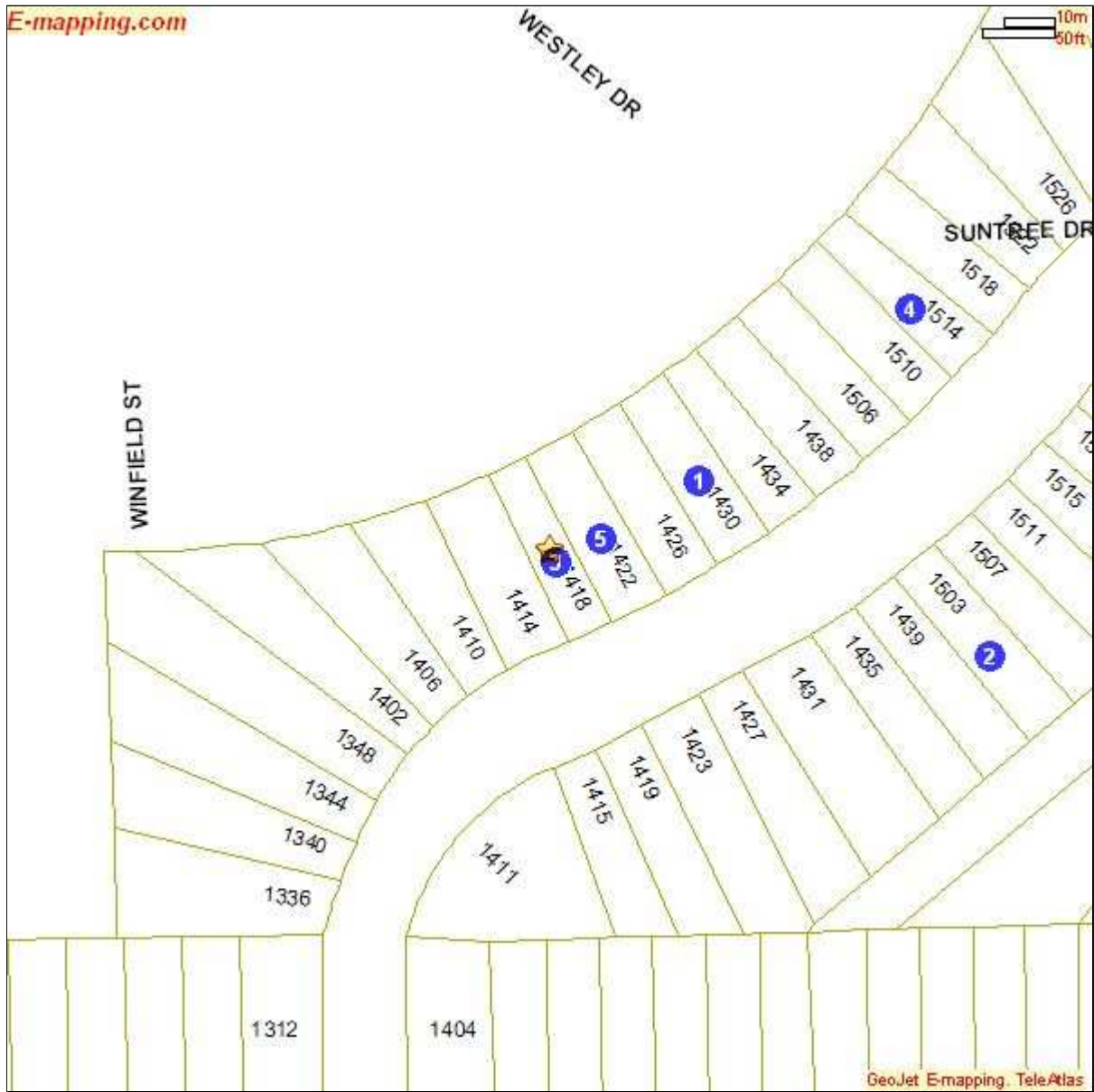


### **Terry K Murphy of Town & Country Realty**

2534 S Univ Dr  
Fargo, ND 58103  
Office Phone - (701) 239-2215  
[terrymurphy@cableone.net](mailto:terrymurphy@cableone.net)  
<http://www.fargohousetours.com>

This report is not an appraisal and is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. If an appraisal is desired, the services of a licensed appraiser should be obtained.

### Map of Subject And Comparable Properties



**Legend**

● Active  
 ● Sold  
 ● Pending  
 ● Withdrawn  
 ● Cancelled  
 ● Expired

★ Subject: 1418 Suntree Dr West Fargo ND 58078

1. 1430 Suntree , West Fargo ND 58078
2. 1503 Suntree , West Fargo ND 58078
3. 1418 Suntree , West Fargo ND 58078
4. 1514 Suntree , West Fargo ND 58078
5. 1422 Suntree , West Fargo ND 58078

## Subject Property Description



|                        |   |
|------------------------|---|
| <b>Address</b>         | 1418 Suntree Dr<br>West Fargo, ND 58078 |
| <b>Total Bedrooms</b>  | 3                                       |
| <b>Total Bathrooms</b> | 2.00                                    |
| <b>Total SqFt.</b>     | 1640.00                                 |
| <b>Lot Size</b>        | 40 x 130                                |
| <b>Lot Acres</b>       |   |
| <b>Style</b>           | Bi Level                                |
| <b>Year Built</b>      | 1999                                    |
| <b>Garage Type</b>     | A                                       |

|                       | Subject   | 06-1542   | 06-1566  | 06-2209   |
|-----------------------|---|---|--|---|
|                       |  |  |  |  |
|                       | 1418 Suntree Dr<br>West Fargo ND 58078  | 1430 Suntree Dr<br>West Fargo ND  | 1503 Suntree Dr<br>West Fargo ND   | 1418 Suntree Dr<br>West Fargo ND  |
| List Price            |   | \$124,900   | \$122,900  | \$125,900   |
| Original List Price   |   | \$124,900   | \$122,900  | \$125,900   |
| Sold Price            |   | \$123,900   | \$116,400  | \$122,900   |
| Days on Market        |   | 47  | 39   | 176   |
| Status Date           |   | 05/31/2006  | 07/12/2006   | 12/04/2006  |
| Status                |   | Sold  | Sold   | Sold  |
| <b>Adjustment</b>     |   |   | <b>+/-</b>   |   |
| Total Bedrooms        | 3   | 3   |  | 3   |
| Total Bathrooms       | 2.00  | 2.00  |  | 2.00  |
| Total SqFt.           | 1640.00   | 1,656   |  | 1,640   |
| Lot Size              | 40 x 130  | 40 X 130  |  | 40 x 130  |
| Lot Acres             |   |   |  |   |
| Style                 | Bi Level  | Bi Level  |  | Bi Level  |
| Year Built            | 1999  | 1999  |  | 1999  |
| Garage Type           | A   | A   |  | A   |
| <b>Adjusted Price</b> | \$121,380   | \$123,900   | \$116,400  | \$122,900   |

|                       | Subject   | 06-3594   | 06-4545  |            |
|-----------------------|---|---|--|------------|
|                       |  |  |  |            |
|                       | 1418 Suntree Dr<br>West Fargo ND 58078  | 1514 Suntree Dr<br>West Fargo ND  | 1422 Suntree Dr<br>West Fargo ND   |            |
| List Price            |   | \$126,800   | \$116,900  |            |
| Original List Price   |   | \$126,800   | \$116,900  |            |
| Sold Price            |   | \$126,800   | \$116,900  |            |
| Days on Market        |   | 28  | 10   |            |
| Status Date           |   | 08/21/2006  | 11/16/2006   |            |
| Status                |   | Sold  | Sold   |            |
| <b>Adjustment</b>     |   |   | <b>+/-</b>   | <b>+/-</b> |
| Total Bedrooms        | 3   | 3   | 3  |            |
| Total Bathrooms       | 2.00  | 2.00  | 2.00   |            |
| Total SqFt.           | 1640.00   | 1,640   | 1,652  |            |
| Lot Size              | 40 x 130  | 33 x 130  | 4701 sf.   |            |
| Lot Acres             |   |   |  |            |
| Style                 | Bi Level  | Bi Level  | Bi Level   |            |
| Year Built            | 1999  | 1999  | 1999   |            |
| Garage Type           | A   | A   | A  |            |
| <b>Adjusted Price</b> | \$121,380   | \$126,800   | \$116,900  |            |

## Price Analysis

| Summary of Closed Listings |                                |            |                |            |            |                   |                |
|----------------------------|--------------------------------|------------|----------------|------------|------------|-------------------|----------------|
| List #                     | Address                        | List Price | Days on Market | Sold Date  | Sold Price | Total Adjustments | Adjusted Price |
| 06-1542                    | 1430 Suntree Dr, West Fargo ND | \$124,900  | 47             | 05/31/2006 | \$123,900  | -                 | \$123,900      |
| 06-1566                    | 1503 Suntree Dr, West Fargo ND | \$122,900  | 39             | 07/12/2006 | \$116,400  | -                 | \$116,400      |
| 06-2209                    | 1418 Suntree Dr, West Fargo ND | \$125,900  | 176            | 11/30/2006 | \$122,900  | -                 | \$122,900      |
| 06-3594                    | 1514 Suntree Dr, West Fargo ND | \$126,800  | 28             | 08/21/2006 | \$126,800  | -                 | \$126,800      |
| 06-4545                    | 1422 Suntree Dr, West Fargo ND | \$116,900  | 10             | 10/15/2006 | \$116,900  | -                 | \$116,900      |

| Low, Average, Median, and High Comparisons |           |           |
|--|-----------|-----------|
|  | Closed    | Overall   |
| Low  | \$116,400 | \$116,400 |
| Average                                    | \$121,380 | \$121,380 |
| Median                                     | \$122,900 | \$122,900 |
| High                                       | \$126,800 | \$126,800 |

| Overall Market Analysis (Unadjusted) |          |                |                 |                |                 |                 |                  |                          |                          |           |
|--------------------------------------|----------|----------------|-----------------|----------------|-----------------|-----------------|------------------|--------------------------|--------------------------|-----------|
| Status                               | #        | List Vol.      | Avg. List Price | Sold Vol.      | Avg. Sold Price | Sale/List Price | Avg. Total SqFt. | Avg. List \$/Total SqFt. | Avg. Sold \$/Total SqFt. | Avg. DOM  |
| Closed                               | 5        | 617,400        | 123,480         | 606,900        | 121,380         | 0.98            | 1,646            | 75.04                    | 73.76                    | 60        |
| <b>Overall</b>                       | <b>5</b> | <b>617,400</b> | <b>123,480</b>  | <b>606,900</b> | <b>121,380</b>  | <b>0.98</b>     | <b>1,646</b>     | <b>75.04</b>             | <b>73.76</b>             | <b>60</b> |

## Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential;

# Listing Price Recommendation



|                    |                  |
|--------------------|------------------|
| Low                | \$116,400        |
| High               | \$126,800        |
| <b>Recommended</b> | <b>\$121,380</b> |

***Calculation Method: Recommended Price is generated using the average price of the comparables. High/Low Prices are generated using the High/Low Price of the comparables***

1430 Suntree Dr, West Fargo, ND 58078

06-1542 Residential Sold \$123,900



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<http://www.fargohousetours.com>



|                         |                 |                           |                |                           |          |
|-------------------------|-----------------|---------------------------|----------------|---------------------------|----------|
| <b>Sub Type:</b>        | Twinhomes       | <b>Parcel No.:</b>        | 02234100120000 | <b>Map Zone:</b>          | Zone 2   |
| <b>Map Area:</b>        | E2 - West Fargo |                           |                |                           |          |
| <b>Year Built:</b>      | 1999            | <b>Lot Size:</b>          | 40 X 130       | <b>Lot Acres:</b>         |          |
| <b>Gen Tax:</b>         | 2,482           | <b>Specials Inst:</b>     | 1,094          | <b>Specials Unpd:</b>     | 5,819    |
| <b>Drain:</b>           |                 | <b>Flood Plain:</b>       | No             | <b>Elementary School:</b> |          |
| <b>Total SqFt.:</b>     | 1,656           | <b>Square Ft. Source:</b> | Public Records | <b>Style:</b>             | Bi Level |
| <b>Total Bedrooms:</b>  | 3               | <b>Total Bathrooms:</b>   | 2              | <b>Total Full Baths:</b>  | 2        |
| <b>Total 3/4 Baths:</b> |                 | <b>Total Half Baths:</b>  |                | <b>Garage Stls:</b>       | 2        |
| <b>Garage Type:</b>     | Attached        |                           |                |                           |          |

**Public Remarks:** Hough built twin home in brand new condition with neutral decor throughout. Vaulted ceiling, 3 bedrooms, 2 bath, nice deck and central air. Quick closing possible.

|   |  |  |
|---|--|--|
| <b>Miscellaneous:</b> FHA Approved; House Color: white; Seller Disclosure | <b>Roof:</b> Conventional Shingle  | <b>Other Rooms:</b> Family Room  |
| <b>Exclusions:</b> Exclusions: washer, dryer                              | <b>Foundation:</b> Poured  | <b>Heat System:</b> GFA  |
| <b>Master Bedroom/Bath:</b> Hollywood Bath                                | <b>Interior Amenities:</b> Vault/Cathedral Clg   | <b>Water Heater:</b> Electric  |
| <b>Garage:</b> # Stalls Attached: 2; # Door Openers: 3                    | <b>Inclusions:</b> Floor Covering; Garage Opener; Water Softener; Wdw Coverings-All; Dishwasher; Disposal; Electric Range; Microwave; Refrigerator | <b>Closing Information:</b> Specials Assumed: No; Specials Pd Seller \$: 2,794.08; Finance Type: Conv; Pnts Pd By Seller \$: 0; Pnts Pd By Buyer \$: 0; Seller Concessions \$: 0 |
| <b>Exterior:</b> Vinyl  | <b>Exterior Amenities:</b> Fenced Partial; Wood Deck   |  |

| Room Name      | Room Level | No. of Rooms | Room Remarks         | Room Name    | Room Level | No. of Rooms | Room Remarks |
|----------------|------------|--------------|----------------------|--------------|------------|--------------|--------------|
| Living Room    | u          | 1            | vaulted ceiling      | Family Room  | l          | 1            |              |
| Kitchen        | u          | 1            | snack bar            | Bedroom      | l          | 2            |              |
| Kitchen/Eating | u          | 1            | sliding door to deck | Bathroom     | u          | 1            |              |
| Patio/Deck     | u          | 1            | privacy divider      | Bathroom     | l          | 1            |              |
| Bedroom        | u          | 1            | wal in closet        | Utility Room | l          | 1            |              |

**List Price:** 124,900

1503 Suntree Dr, West Fargo, ND 58078

06-1566 Residential Sold \$116,400



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**Terry K Murphy**  
 Town & Country Realty  
 2534 S Univ Dr  
 Fargo,ND 58103  
 Office Phone - (701) 239-2215  
[terrymurphy@cablone.net](mailto:terrymurphy@cablone.net)  
<http://www.fargohousetours.com>



**Sub Type:** Twinhomes      **Parcel No.:** 02-2341-00290-000      **Map Zone:** Zone 1  
**Map Area:** E2 - West Fargo

|                            |  |                                    |
|----------------------------|--|------------------------------------|
| <b>Year Built:</b> 1999    | <b>Lot Size:</b> 39x141                  | <b>Lot Acres:</b> 5,403.40         |
| <b>Gen Tax:</b> 2,435.99   | <b>Specials Inst:</b> 1,016.34           | <b>Specials Unpd:</b> 5,403.40     |
| <b>Drain:</b>              | <b>Flood Plain:</b> No                   | <b>Elementary School:</b> Bi Level |
| <b>Total SqFt.:</b> 1,640  | <b>Square Ft. Source:</b> Public Records | <b>Style:</b> Bi Level             |
| <b>Total Bedrooms:</b> 3   | <b>Total Bathrooms:</b> 2                | <b>Total Full Baths:</b> 1         |
| <b>Total 3/4 Baths:</b> 1  | <b>Total Half Baths:</b>                 | <b>Garage Stls:</b> 2              |
| <b>Garage Type:</b> Select |  |                                    |

**Public Remarks:** Excellent condition,great location,quiet and convenient.Lg back yard w/trees.Many upgrades,incld appliances,central air,bull nose corners,newly painted,additional cabinetry,hugh deck,landscaped.Gar finished,w/attic storage,walkdown steps

|  |   |   |
|--|---|---|
| <b>Miscellaneous:</b> Pets Allowed; House Color: white           | <b>Foundation:</b> Poured                                     | <b>Other Rooms:</b> Utility Room; Family Room   |
| <b>Showing Instructions:</b> See Remarks                         | <b>Interior Amenities:</b> Vault/Cathedral Clg                | <b>Heat System:</b> GFA   |
| <b>Master Bedroom/Bath:</b> Walk-in Closet                       | <b>Inclusions:</b> Garage Opener; Wdw Coverings-Some;         | <b>Air Conditioning:</b> Central  |
| <b>Garage:</b> # Stalls Attached: 2; # Door Openers: 1; Finished | Dishwasher; Disposal; Electric Range; Microwave; Refrigerator | <b>Water Heater:</b> Electric   |
| <b>Exterior:</b> Vinyl   | <b>Exterior Amenities:</b> Wood Deck                          | <b>Closing Information:</b> Specials Assumed: Yes;  |
| <b>Roof:</b> Conventional Shingle                                | <b>Other Amenities:</b> Ceiling/Paddle Fans                   | Specials Pd Seller \$: 0; Finance Type: Conv; Pnts Pd By Seller \$: 0; Pnts Pd By Buyer \$: 0; Seller Concessions \$: 0 |

| Room Name   | Room Level | No. of Rooms | Room Remarks        | Room Name    | Room Level | No. of Rooms | Room Remarks            |
|-------------|------------|--------------|---------------------|--------------|------------|--------------|-------------------------|
| Dining Room | u          | 1            | chandelier excluded | Bedroom      | l          | 2            |                         |
| Living Room | u          | 1            |                     | Bathroom     | l          | .75          |                         |
| Kitchen     | u          | 1            |                     | Utility Room | l          | 1            |                         |
| Bedroom     | u          | 1            | Large walkin closet | Other        | l          | 1            | entry from garage       |
| Bathroom    | u          | 1            |                     | Other        | u          |              | garage has attic ladder |
| Family Room | l          | 1            |                     |              |            |              |                         |

**List Price:** 122,900

1418 Suntree Dr, West Fargo, ND 58078

06-2209 Residential Sold \$122,900



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 2534 S Univ Dr  
 Fargo, ND 58103  
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|                         |                 |                           |                   |                           |           |
|-------------------------|-----------------|---------------------------|-------------------|---------------------------|-----------|
| <b>Sub Type:</b>        | Twinhomes       | <b>Parcel No.:</b>        | 02-2341-00090-000 | <b>Map Zone:</b>          | Zone 2    |
| <b>Map Area:</b>        | E2 - West Fargo |                           |                   |                           |           |
| <b>Year Built:</b>      | 1999            | <b>Lot Size:</b>          | 40 x 130          | <b>Lot Acres:</b>         | 5,051.37  |
| <b>Gen Tax:</b>         | 3,572.37        | <b>Specials Inst:</b>     | 1,052.18          | <b>Specials Unpd:</b>     |           |
| <b>Drain:</b>           |                 | <b>Flood Plain:</b>       | No                | <b>Elementary School:</b> | LE Berger |
| <b>Total SqFt.:</b>     | 1,640           | <b>Square Ft. Source:</b> | Public Records    | <b>Style:</b>             | Bi Level  |
| <b>Total Bedrooms:</b>  | 3               | <b>Total Bathrooms:</b>   | 2                 | <b>Total Full Baths:</b>  | 1         |
| <b>Total 3/4 Baths:</b> | 1               | <b>Total Half Baths:</b>  |                   | <b>Garage Stls:</b>       | 2         |
| <b>Garage Type:</b>     | Attached        |                           |                   |                           |           |

**Public Remarks:** This JV Hough Twin is located in a great West Fargo neighborhood. Open Kitchen floor plan The kitchen counters, kitchen island, and both bathroom counters have been redone in granite. The entry way floors on both levels have also been granite tiled.

|   |   |  |
|---|---|--|
| <b>Miscellaneous:</b> House Color: White; Seller Disclosure | <b>Foundation:</b> Poured   | <b>Heat System:</b> GFA  |
| <b>Master Bedroom/Bath:</b> Hollywood Bath                  | <b>Inclusions:</b> Floor Covering; Garage Opener; Water Softener; Wdw Coverings-Some; Dishwasher; | <b>Air Conditioning:</b> Central   |
| <b>Garage:</b> # Stalls Attached: 2; # Door Openers: 1      | Disposal; Electric Range; Oven; Refrigerator; Wtr Softener-Owned                                  | <b>Water Heater:</b> Electric  |
| <b>Exterior:</b> Vinyl                                      | <b>Other Rooms:</b> Utility Room; Family Room   | <b>Closing Information:</b> Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: VA; Pnts Pd By Seller \$: 0; Pnts Pd By Buyer \$: 0; Seller Concessions \$: 0 |
|   | <b>Fireplace:</b> Electric  |  |

| Room Name   | Room Level | No. of Rooms | Room Remarks                | Room Name    | Room Level | No. of Rooms | Room Remarks               |
|-------------|------------|--------------|-----------------------------|--------------|------------|--------------|----------------------------|
| Living Room | U          | 1            |                             | Family Room  | L          | 1            |                            |
| Kitchen     | U          | 1            | All Granite Counter Tops    | Bedroom      | L          | 2            |                            |
| Dining Room | U          | 1            |                             | Bathroom     | 1          | 1            | 3/4 (Granite Counter Tops) |
| Bedroom     | U          | 1            |                             | Utility Room | L          | 1            |                            |
| Bathroom    | U          | 1            | Full (Granite Counter Tops) |              |            |              |                            |

**List Price:** 125,900

1514 Suntree Dr, West Fargo, ND 58078

06-3594 Residential Sold \$126,800



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<http://www.fargohousetours.com>



|                         |                 |                           |                     |                           |           |
|-------------------------|-----------------|---------------------------|---------------------|---------------------------|-----------|
| <b>Sub Type:</b>        | Twinhomes       | <b>Parcel No.:</b>        | 02-2341-00170-000   | <b>Map Zone:</b>          | Zone 2    |
| <b>Map Area:</b>        | E2 - West Fargo |                           |                     |                           |           |
| <b>Year Built:</b>      | 1999            | <b>Lot Size:</b>          | 33 x 130            | <b>Lot Acres:</b>         | 275       |
| <b>Gen Tax:</b>         | 2,415           | <b>Specials Inst:</b>     | 54                  | <b>Specials Unpd:</b>     | 275       |
| <b>Drain:</b>           |                 | <b>Flood Plain:</b>       | No                  | <b>Elementary School:</b> | LE Berger |
| <b>Total SqFt.:</b>     | 1,640           | <b>Square Ft. Source:</b> | Other - See Remarks | <b>Style:</b>             | Bi Level  |
| <b>Total Bedrooms:</b>  | 3               | <b>Total Bathrooms:</b>   | 2                   | <b>Total Full Baths:</b>  | 1         |
| <b>Total 3/4 Baths:</b> | 1               | <b>Total Half Baths:</b>  |                     | <b>Garage Stls:</b>       | 2         |
| <b>Garage Type:</b>     | Attached        |                           |                     |                           |           |

**Public Remarks:** Priced to sell! Btfl oak custom cabinets & pantry. Oak window seat, deck, insulated & heated garage. Quiet street. Like new condition.

|   |   |  |
|---|---|--|
| <b>Miscellaneous:</b> House Color: Cream; Seller Disclosure | <b>Foundation:</b> Poured                             | <b>Heat System:</b> GFA                            |
| <b>Master Bedroom/Bath:</b> Hollywood Bath                  | <b>Interior Amenities:</b> Vault/Cathedral Clg        | <b>Air Conditioning:</b> Central                   |
| <b>Garage:</b> # Stalls Attached: 2; # Stalls Detached: 0;  | <b>Inclusions:</b> Floor Covering; Garage Opener; Wdw | <b>Water Heater:</b> Electric                      |
| # Door Openers: 1; Heated                                   | Coverings-All; Dishwasher; Disposal; Electric         | <b>Closing Information:</b> Specials Assumed: Yes; |
| <b>Exterior:</b> Vinyl                                      | Range; Microwave; Refrigerator; Dryer; Washer         | Specials Pd Seller \$: 0; Finance Type: FHA; Pnts  |
| <b>Roof:</b> Conventional Shingle                           | <b>Exterior Amenities:</b> Wood Deck                  | Pd By Seller \$: 3,000; Pnts Pd By Buyer \$: 0;    |
|   | <b>Other Rooms:</b> Foyer; Storage; Utility Room      | Seller Concessions \$: 0                           |

| Room Name      | Room Level | No. of Rooms | Room Remarks | Room Name    | Room Level | No. of Rooms | Room Remarks |
|----------------|------------|--------------|--------------|--------------|------------|--------------|--------------|
| Utility Room   | U          | 1            |              | Patio/Deck   | U          | 1            |              |
| Dining Room    | U          | 1            |              | Bedroom      | L          | 2            |              |
| Kitchen/Eating | U          | 1            |              | Bathroom     | L          | 6            |              |
| Bedroom        | U          | 1            |              | Utility Room | L          | 1            |              |
| Bathroom       | U          | 1            |              | Family Room  | L          | 1            |              |

**List Price:** 126,800

1422 Suntree Dr, West Fargo, ND 58078

06-4545 Residential Sold \$116,900



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 Fargo,ND 58103  
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|                         |                 |                           |                    |                           |          |
|-------------------------|-----------------|---------------------------|--------------------|---------------------------|----------|
| <b>Sub Type:</b>        | Twinhomes       | <b>Parcel No.:</b>        | 02-2341-00100-000  | <b>Map Zone:</b>          | Zone 1   |
| <b>Map Area:</b>        | E2 - West Fargo |                           |                    |                           |          |
| <b>Year Built:</b>      | 1999            | <b>Lot Size:</b>          | 4701 sf.           | <b>Lot Acres:</b>         |          |
| <b>Gen Tax:</b>         | 1,359.72        | <b>Specials Inst:</b>     | 5,741              | <b>Specials Unpd:</b>     | 5,829.68 |
| <b>Drain:</b>           |                 | <b>Flood Plain:</b>       | No                 | <b>Elementary School:</b> | -        |
| <b>Total SqFt.:</b>     | 1,652           | <b>Square Ft. Source:</b> | Actual Measurement | <b>Style:</b>             | Bi Level |
| <b>Total Bedrooms:</b>  | 3               | <b>Total Bathrooms:</b>   | 2                  | <b>Total Full Baths:</b>  | 2        |
| <b>Total 3/4 Baths:</b> |                 | <b>Total Half Baths:</b>  |                    | <b>Garage Stls:</b>       | 2        |
| <b>Garage Type:</b>     | Attached        |                           |                    |                           |          |

**Public Remarks:** Very nice home. Features enced back yard, deck, central air.

|   |   |  |
|---|---|--|
| <p><b>Miscellaneous:</b> House Color: Gray; Seller Disclosure</p> <p><b>Master Bedroom/Bath:</b> Hollywood Bath; Walk-in Closet</p> <p><b>Garage:</b> # Stalls Attached: 2</p> <p><b>Exterior:</b> Vinyl</p> <p><b>Roof:</b> Conventional Shingle</p> | <p><b>Foundation:</b> Poured</p> <p><b>Interior Amenities:</b> Vault/Cathedral Clg</p> <p><b>Inclusions:</b> Floor Covering; Garage Opener; Wdw Coverings-Some; Dishwasher; Disposal; Electric Range; Refrigerator</p> <p><b>Exterior Amenities:</b> Fenced Full; Wood Deck</p> | <p><b>Heat System:</b> GFA</p> <p><b>Air Conditioning:</b> Central</p> <p><b>Water Heater:</b> Electric</p> <p><b>Closing Information:</b> Specials Assumed: Yes; Specials Pd Seller \$: 0; Finance Type: VA; Pnts Pd By Seller \$: 0; Pnts Pd By Buyer \$: 0; Seller Concessions \$: 2,338; Seller Remarks: 0</p> |
|---|---|--|

| Room Name   | Room Level | No. of Rooms | Room Remarks | Room Name   | Room Level | No. of Rooms | Room Remarks |
|-------------|------------|--------------|--------------|-------------|------------|--------------|--------------|
| Living Room | m          | 1            |              | Bathroom    | m          | 1            |              |
| Kitchen     | m          | 1            |              | Family Room | L          | 1            |              |
| Dining Room | m          | 1            |              | Bedroom     | L          | 2            |              |
| Bedroom     | m          | 1            |              | Bathroom    | L          | 1            |              |

**List Price:** 116,900