

8205 Messenger Court Stokesdale, NC 27357

MLS#: **855150** Sub Type: **Residential/Stick/Site Built**
 Tax Parcel: **0164413**
 Subdivision: **Angels Glen**
 Neighborhood:
 Zoning: **CU-RS-40** City Limits:
 Legal Desc: **LOT 1, P1 PB164-127 Angels Glen**
 Plat Bk/Pg: **164/127** Lot #: **1**

Status: **Active**
 County: **Guilford**
 Yr Built: **2017**

List Price: **\$374,500**

Deed Bk/Pg: **6836/0119**



General Information

Story #: **2** Style:
 Comp Dt: Beds: **4** Baths: **3/1** Blt Info: **New**
 Basement: **No** Foundation: **Crawl Space**
 Fireplace: **1/Great Room**
 Garage/Carport: **2/Attached Garage**
 Total Htd SF: **2300 - 2800**
 Htd SF Main: **1400 - 1700** Elementary: **Stokesdale**
 Htd SF 2 Fl: **900 - 1200** High School: **Northwest**
 Htd SF Low Lvl:
 Land Desc/Topo: Acres: **0.46**

Room Info	Level	Dimensions
Great	Main	19ft 2in X 15ft 11in
Kitchen	Main	12ft 8in X 11ft 7in
Master Bedroom	Main	18ft 0in X 14ft 0in
3rd Bedroom	Second	13ft 2in X 11ft 7in
# Full Baths: 3	Main: 1	
# Half Baths: 1	Main: 1	

Rooms	Level	Dimensions
Dining Room	Main	14ft 3in X 12ft 8in
2nd Bedroom	Second	12ft 7in X 11ft 5in
Bonus	Second	17ft 8in X 13ft 9in
4th Bedroom	Second	13ft 0in X 11ft 11in
Upper: 2	Lower: 0	
Upper: 0	Lower: 0	

Exterior Finish: **Brick, Vinyl** Porch: **Yes** Fenced: Pool: **No** Handicap: Elevator: **No**
 Exterior Features: **Paved Drive**
 Interior Features: **Ceiling Fan(s), CO Detector, Dead Bolt(s), Dryer Connection, Garage Door Opener(s), Gas Logs, Laundry Room - Main Level, Pantry, Separate Shower, Smoke Alarm, Washer Connection**
 Appliances: **Built-in Microwave, Dishwasher, Slide-In Oven/Range**
 Parking: **Driveway, Garage**
 Flooring: **Carpet, Tile, Wood**

Heating: **Forced Warm Air, Heat Pump** Heating Fuel: **Electric, Natural Gas** Cooling: **Central**
 Water Heater: **Gas** Water: **Public** Sewer: **Septic**
 Energy Features: **Insulated Doors, Insulated Windows**

Directions: **Hwy 68 North to right on Hwy 158, Turn right on Angel Pardue Road, left onto Curraghmore Dr, left onto Messenger.**

Public Remarks: **Custom designed home built by Johnson and Lee on desirable corner home site. Two story foyer & spacious vaulted great room w/ a cozy fireplace that opens to a gourmet kitchen. Chef's kitchen features granite counter tops and tile back splash. Enjoy your morning tea on the covered porch off the breakfast room. Master bedroom located on the main level with 3 additional bedrooms upstairs. Deluxe master bath with double vanities, separate tub and shower. Large bonus room with closet upstairs. Great schools!**

Home Owner Assoc: **Yes** HOA Fee 1: **420.00** HOA Fee 1 Paid:
 Tax Map: Tax Block: Tax Lot: Tax Year: **2016**
 Tax Value: **\$0** Tax Rate: **0.8550** Tax Amount: **\$0**
 Seller Rep: **Owned property for less than one year**
 Financing Opt: **Cash, Conventional**

Owner Name: **Johnson and Lee LLC** Type of Sale: **Owner Sale** LF Holds Earnest \$: **Yes**
 Agency Type: **Buyer Agent Only** List Type: **Exclusive Right to Sell**
 Listing Office: **Allen Tate Realtors (GATC01) Lic#C0105** List Office Phone: **336-273-7771**
 Listing Agent: **Jason Thomas Smith (GSMITHJA) Lic#207048 jason.smith@allentate.com** Preferred Phone: **336-451-4921**
 CoList Agent: **Tonya L. Gilbert (GGILBERTO) Lic#206857 tonya.gilbert@allentate.com** CoList Agent Phone: **336-215-7138**
 Comp Type: **%** Compensation: **2.50**
 Show Instruct: **Appointment Required** Appt Phone: **855-920-8200**
 Broker Package: Contract Date: Withdrawn Dt:
 Expire Date: **10/24/2018** Modification Dt: **12/04/2017** Advertise on Inet: **Yes**
 Allow AVM: **No** Allow Blog: **No** Address on Inet: **Yes**

