

3636 Armida Drive Upgrades and Special Features

Beautiful oak hardwood floors in the living area on the first floor.

Primary bedroom and two additional bedrooms on the first floor.

2nd level features an in-law or teen suite with bedroom and full bathroom plus a bonus room.

HOA allows for a boat or RV to be stored on the driveway next to the property.

RV charging outlet installed next to garage door.

The 0.93 acre lot features a large fenced backyard with a six foot privacy fence.

Roof replaced in 2014 with architectural (30 year) shingles.

Both HVAC units replaced in 2014. One is a heat pump and the other is a gas pack.

Natural gas tankless water heater installed in 2013.

Large deck and storage shed added in 2016.

The primary bathroom features a jetted tub and a tiled walk-in shower.

Two-tiered crown molding in the primary bedroom, dining room and kitchen.

The bonus room is not included in the square footage of 2280 because the average ceiling height is less than seven feet.

All exterior doors feature a programmable security keypad and deadbolt.

The kitchen appliances are stainless steel and the refrigerator conveys with purchase.

New carpet is being installed on the staircase and second floor on October 31.

The sellers intend to pay a \$7545 assessment at the closing to NCDOT to cover their portion of the cost to have the community roads made public. The assessment was approved this month. Some upgrades are needed to the existing roads.

There is a natural gas-powered generator installed to provide electric service to the property should the power go out at any time.

The original propane tank was removed from the property when it was connected to natural gas several years ago.

The septic field is in the side yard next to the driveway. It is gravity fed. The septic tank was last pumped in 2022.

The oversized two car garage features a raised platform along the back wall that provides tremendous storage capacity at a level of seven feet above the garage floor.

The private well is under the fake rock in the front yard. The depth is 400 feet. The casing depth is 98 feet. The diameter is six inches. The well pump was replaced in 2021.

There are two damaged deck boards that will be replaced by November 3.