

LISTING INFORMATION:**1004 Tyler Farms Drive, Raleigh, NC 27603-7948****Property Type:** Residential • **Property Sub Type:** Single Family Residence • **Lot #:** 3**County:** Wake County • **Parcel #:** 0246646 • **New Construction:** No**Owner Name:** Jeffrey P Carter & Susan L McMahon**LOCATION, TAX & LEGAL:****Subdivision:** Tyler Farms • **Neighborhood:****Elementary:** Vance Elementary School • **Middle:** North Garner Middle School • **High:** Garner High School**Annual Tax:** \$2,903.98 • **Tax Year:** 2026 • **Assessed Value:** \$437,232**Legal Description:** L03 TYLER FARMS SUB BM1997-1847**City Limits:** No • **City Limits Of:** N/A • **Restrictive Covenants:** No**ASSOCIATION / COMMUNITY:****Association:** No • **Monthly Association Fees:****Association 1:** • **Required:** • **Fee:****Association 2:** • **Required:** • **Fee:****Association Amenities:****Association Fee Includes:****BUILDING:****Levels:** One and One Half • **Detached Living Area:** 0 • **Year Built:** 1998**Basement:** No • **Basement Features:****Structure Type:** Site Built, House • **Foundation:** Crawlspace • **Roof:** Shingle**Laundry Features:** Laundry Room, Main Level, Washer Hookup, Electric Dryer Hookup**Attic Features:** Unfinished, Walk-In Attic, Floored**INTERIOR:****Bedrooms:** 3 • **Main Level Bedrooms:** Yes • **# of Main Level Bedrooms:** 1**Full Baths:** 2 • **Half Baths:** 1**Above Grade Finished Area:** 2,290 • **Below Grade Finished Area:** 0**Above Grade Unfinished Area:** 421 • **Below Grade Unfinished Area:** 0**Appliances:** Dishwasher, Electric Range, Microwave, Water Softener**Fireplace:** Yes • **# Of Fireplaces:** 1 • **Fireplace Features:** Family Room, Gas**Interior Features:** Bathtub/Shower Combination, Ceiling Fan, Crown Molding, Double Vanity, Granite Counters, Recessed Lighting, Smooth Ceilings, Walk-In Closet, Walk-In Shower**Flooring:** Hardwood, Tile, Linoleum

EXTERIOR:**Architectural Style:** Traditional • **Exterior Features:** Fenced Yard, Rain Gutters**Construction Materials:** Vinyl Siding**Private Pool (Y/N):** No • **Pool Features:** None**Private Spa (Y/N):** No • **Spa Features:** None**Patio & Porch Features:** Deck, Front Porch**Garage:** Yes • **Attached Garage:** Yes • **Garage Spaces:** 2**Carport:** No • **Carport Spaces:** • **Open Parking:** Yes • **Open Parking Spaces:** 1**Parking Features:** Attached, Concrete, Driveway, Garage, Garage Faces Front**LOT:****Acres:** 0.70 • **Lot Features:** Landscaped, Back Yard, Front Yard**Other Equipment:** None • **Other Structures:** Shed • **Fencing:** Back Yard, Vinyl**UTILITIES:****Cooling:** Central Air, Electric • **Heating:** Central, Forced Air**Sewer:** Unable to Verify • **Water Source:** Unable to Verify**Additional Information for Remarks:****Items to Verify With Seller:** Note: Unable to verify fuel source for the water heater (Please verify with the seller), Note: Unable to verify water/sewer data (Please verify with the seller), Note: Could not access pull-down attic and/or crawlspace for confirmation on utilities (verify with the seller)**ROOMS:**

Family Room • First • 13.5 × 19

Kitchen • First • 11.4 × 16.5

Dining Room • First • 13.4 × 10.4

Primary Bedroom • First • 13.5 × 13

Bedroom 2 • Second • 13.4 × 11

Bedroom 3 • Second • 12.8 × 12.7

Bonus • Second • 19.2 × 16

Laundry • First • 6.4 × 6

Floored Attic Storage • Second • 8 × 15.3

Front Porch • First • 6 × 35

Deck • First • 10 × 31

Garage • First • 22.7 × 23.2

Attic 1 • Second • 6 × 5

Attic 2 • Second • 6 × 4

Attic 3 • Second • 6 × 4

Attic 4 • Second • 6 × 5

Shed • First • 11 × 20