

2225 Brisbayne Circle

2225 Brisbayne Circle agent comments and observations.

The home is priced for the need for a new downstairs furnace and cosmetic updates. The lack of a working furnace on the lower-level means the property is not eligible for a loan and will be “cash only” financing.

When the house contents were being cleared out the connection to the upstairs washing machine broke. The water was turned off to the house immediately. The insurance company came right away and dried out the house. The cosmetic repairs on the kitchen ceiling were not completed. The molding that was removed from the family room is in the attic.

The water heater was found to be leaking; it has been replaced. There were several leaks that were found: in the wall of the upstairs secondary bath shower connection, in the attic and the kitchen faucet. The faucet was replaced, and the other leaks were repaired.

Plusses:

Quality built by Louis Dickerson!

Covered front entrance

One car garage with separate parking pad and workshop.

Original windows and back entry door have been replaced.

Hardwood Floors in all the first level.

Kitchen with sturdy wood cabinets built on site

Center Island- 2 Pantries

Bay window

Page 2

Heavy moldings and baseboards

Masonry Fireplace with Built in shelving in the great room

Masonry Fireplace in the primary bedroom

Primary and hall bath both have double sinks

Primary bath has a whirlpool tub and separate shower

All toilets have been replaced by owner, date unknown

Full walk-up attic accessible from the second-floor hall.

All the carpet and the tack strips have been removed on the second floor, ready for your choice of new flooring. It was original, worn out!

It has been many years since the interior of the house was painted there are no settlement cracks at the doors or windows.

Mary Greenoe

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