

Agent Notes

6304 Sable Lane, Greensboro, NC 27406



Listing Agent: Donna Hughes
Top Dog Realty NC-South, LLC
336-953-5462



Please submit Offers with a Pre-Approval.



Utilities



Duke Energy

800-777-9898

Water

Private Well- Rear yard
(No records available)



Propane Gas (For Heating/Gas Logs/Generator)

Euliss Propane (Above Ground-Rear Yard)

336-622-3055



Current Owners had Spectrum for **Internet/Cable:**



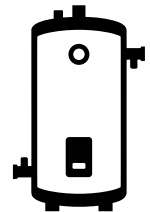
800-211-3578

Current Owners had Republic Waste for **Garbage Pickup.**

\$90 every 3 months

Friday is pickup day.

336-724-0842



Water Heater is Electric, (approx. 2 yrs.) located in Crawlspace.
Water Main Shutoff located in Crawl to the right of the door and near base of blue expansion tank.

Septic Tank in Front Yard. (Records attached)

Last cleaning (approx. 5 yrs.)



Roof - approx. 2 yrs. per Seller.

Additional Information

Now available, super well-maintained, move in ready home with 3BR, 2BA, a Vaulted Ceiling, Sky Lights, a generous Living Room with floor to ceiling Stone Fireplace (Gas Logs) & shiny Hardwood Floors, 22W Generator, Double Garage, Paved Drive, Beautiful Landscaping, Spacious Yard, unique private setting, Updated Kitchen, Updated Bathrooms, approx. 2 yr. old Roof & 2 yr. old Water Heater, a simply amazing 16x16 Covered Back Porch with Trex & 8x8 Cedar Post constructed Pergola, nearly new Storage Building (approx. 2 yrs. per Seller). New vapor barrier. Insulation installed under house 2 years ago, Per Seller. Welcome home!



No permits were obtained for porch, attaches to home, mostly free standing.



Attic Fan

Bathroom Fan

Bathroom Exhaust

Skylight

Approx. 2 years old, per Seller. No permit on file.



Main panel in Garage on rear wall.

Water Main Shutoff Valve is in Crawlspace to the right near the base of the blue expansion tank once you enter Crawlspace Door.

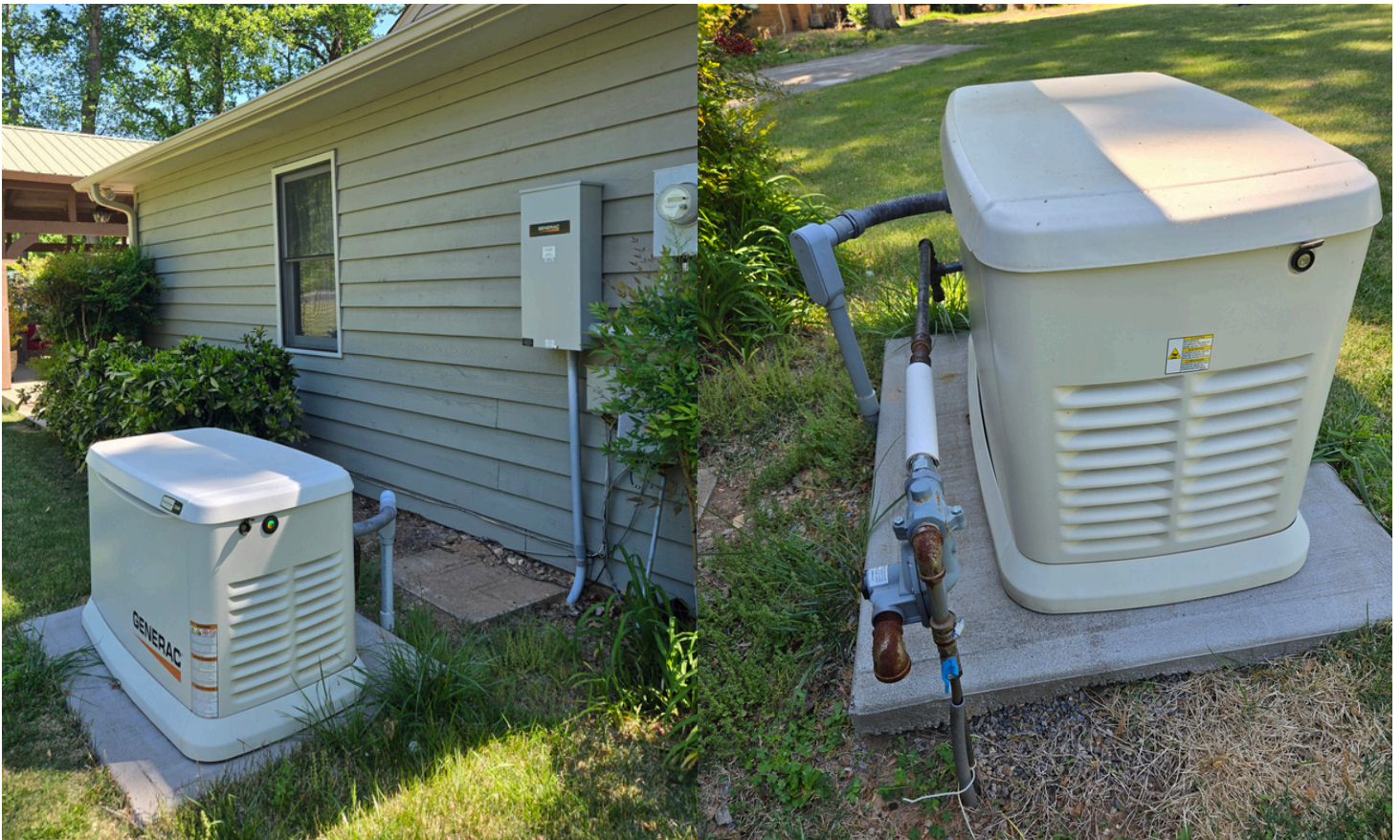


Newly installed Vapor Barrier



Water Heater Manufacture
Date 2023, Installed 2024

22W Generator approx. 3 years old, Per Seller.

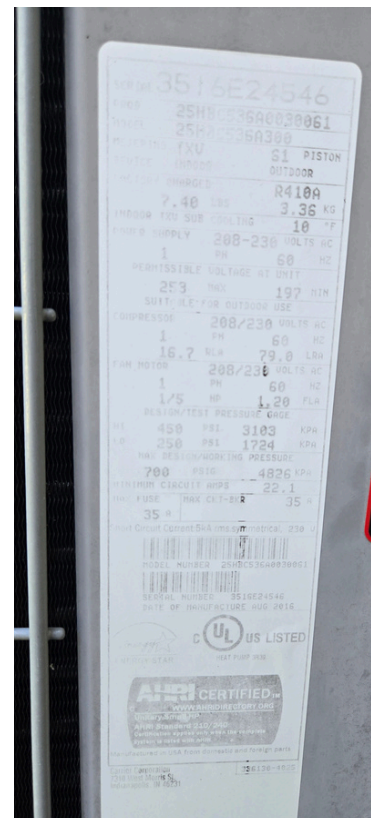


Meter base on rear wall adjacent to Garage.

HVAC Unit in right rear of home.



HVAC manufacture date 2016 per sticker on Unit.



Propane for: Gas Furnace, Gas Logs, Generator



There are two systems for heat:
Propane Gas Furnace (under house)
& HVAC as you see here.



Attic Access
(Scuttle Hole in Laundry Room.)

When facing home,
Crawlspace Door is on the
right end of the house.



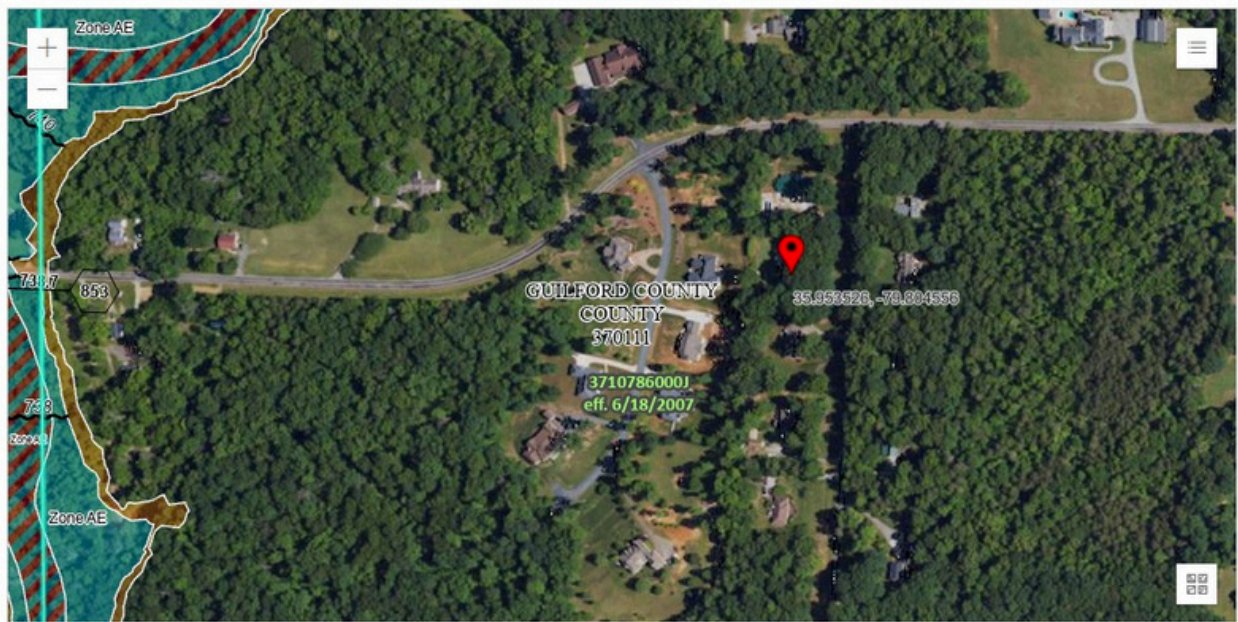
Well in rear yard.
No records found on
Guilford County Website.

Aerial Map per GIS Guilford County



FEMA Map - Not in Flood Zone

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. [Go To NFHL Viewer >](#)



USGS, USDA, The National Map, Orthoimagery, March 12, 2025.

Powered by Esri

<p>PIN</p> <ul style="list-style-type: none"> Approximate location based on user input and does not represent an authoritative property location Selected Floodtrap Boundary Digital Data Available No Digital Data Available 	<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, B99 With BFE or Depth Regulatory Floodway Zone AE, AD, AH, VE, AR 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X 	<p>OTHER</p> <ul style="list-style-type: none"> 20.0 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline
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Septic Permit

6304 Sable Ln
0143150

CERTIFICATE OF COMPLETION
GUILFORD COUNTY DEPARTMENT OF PUBLIC HEALTH

100-4A

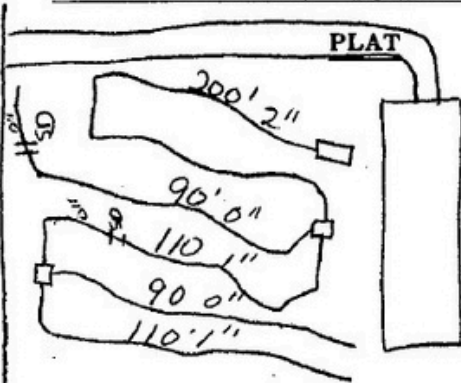
SEPTIC TANK INSPECTION CERTIFICATE

Name Godfrey, John

Date 11-6-87

Location Lots 20 & 21 AS ONE Lot EK Throver S/D
SABLE LANE

Installation 1400gal 600' Contractor Goldston



Remarks

Approved

Disapproved

(Sanitarian)

Building Permit No. 42323

Health Department Permit No. 017309



This remote on wall by front door is to control outdoor lights. On & Off to operate, but they are on a TIMER, so please switch to OFF before leaving.
Thank you



There is a remote in the kitchen drawer closest to refrigerator that powers the fan/lights under the pergola out back. Pressing the lower button is for the lights on & off. There is also an outlet with switches on a post near the right of of home.

The switch for this light is just inside garage door on wall.



[View larger map](#)

GO/NC NCDOT Public Street Information Database Map (HB620)

NCDOT Owned and Maintained
NCDOT Owned and Maintained

Other NC State Agency Owned (Non-NCDOT)
Other NC State Agency Owned (Non-NCDOT)

Federal Owned
Federal Owned

Non State-Owned/Non Federal-Owned
Non State-Owned/Non Federal-Owned

The NCDOT Public Street Information Database Map (HB620) conveys ownership and/or maintenance status of roads within North Carolina. Click on any road to view a pop-up of more information. Roads within this map are classified as federal, state, or non-state/non-federal owned. Roads that are owned and maintained by the

Search
Sable Ln, Greensborc

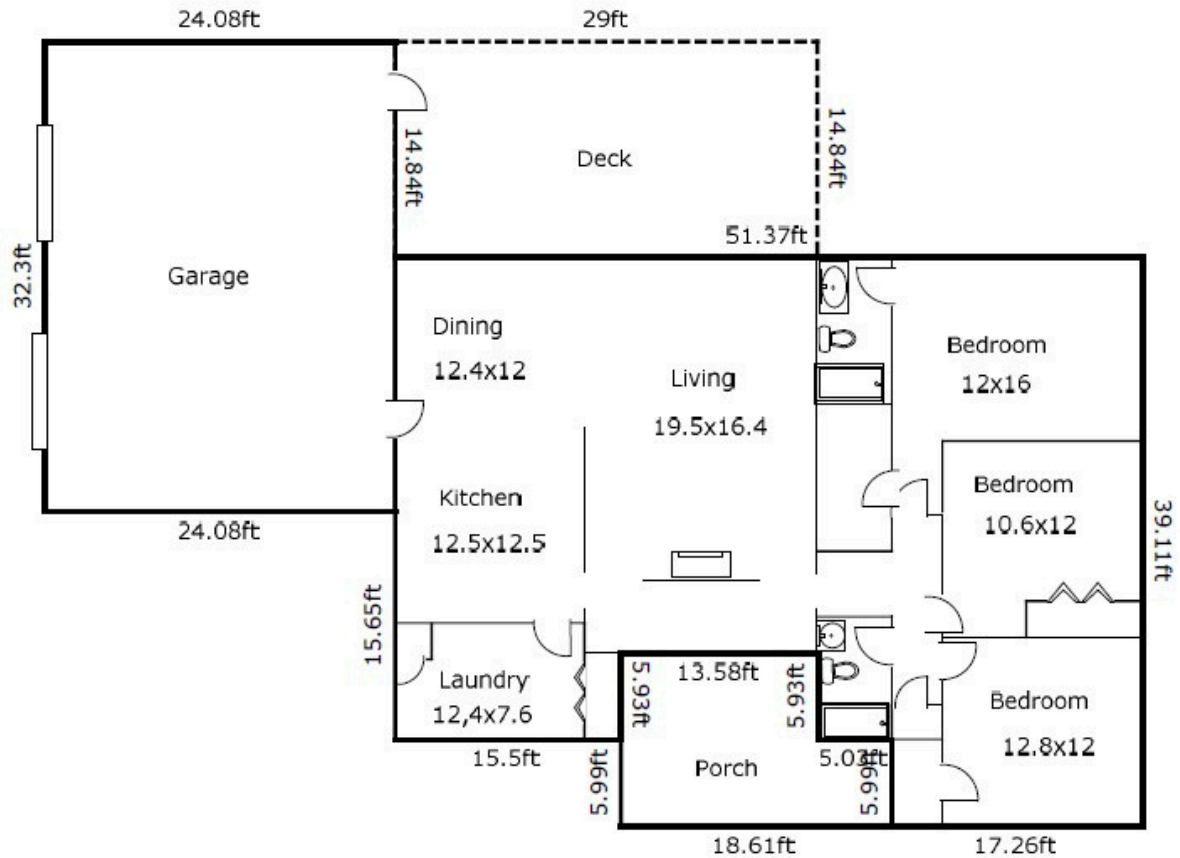
Search result
Sable Ln, Greensboro, North Carolina, 27406

SR-3792, SR-3504, SR-3673, SR-4600, SR-3447, SR-4601

500 ft

North Carolina Department of Information Technol... Powered by Esri

Measurements verified by Licensed Appraiser.
1,724 SF



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area		Calculation Details
First Floor	1723.73 Sq ft	$51.37 \times 27.18 = 1396.11$ $5.93 \times 5.03 = 29.84$ $11.93 \times 17.26 = 205.81$ $15.5 \times 5.93 = 91.97$
Total Living Area (Rounded):	1724 Sq ft	

No HOA!



Welcome Home!

Questions? Comments? Contact Listing Agent Donna
Hughes. 336-953-5462