

Agent Notes

112 Brandon Lane, Trinity, NC



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



Please submit Offers with a Pre-Approval.

Utilities



Duke Energy
1-800-777-9898

Water
City of Archdale
336-434-7341



Wood burning Fireplace was used regularly per Seller.



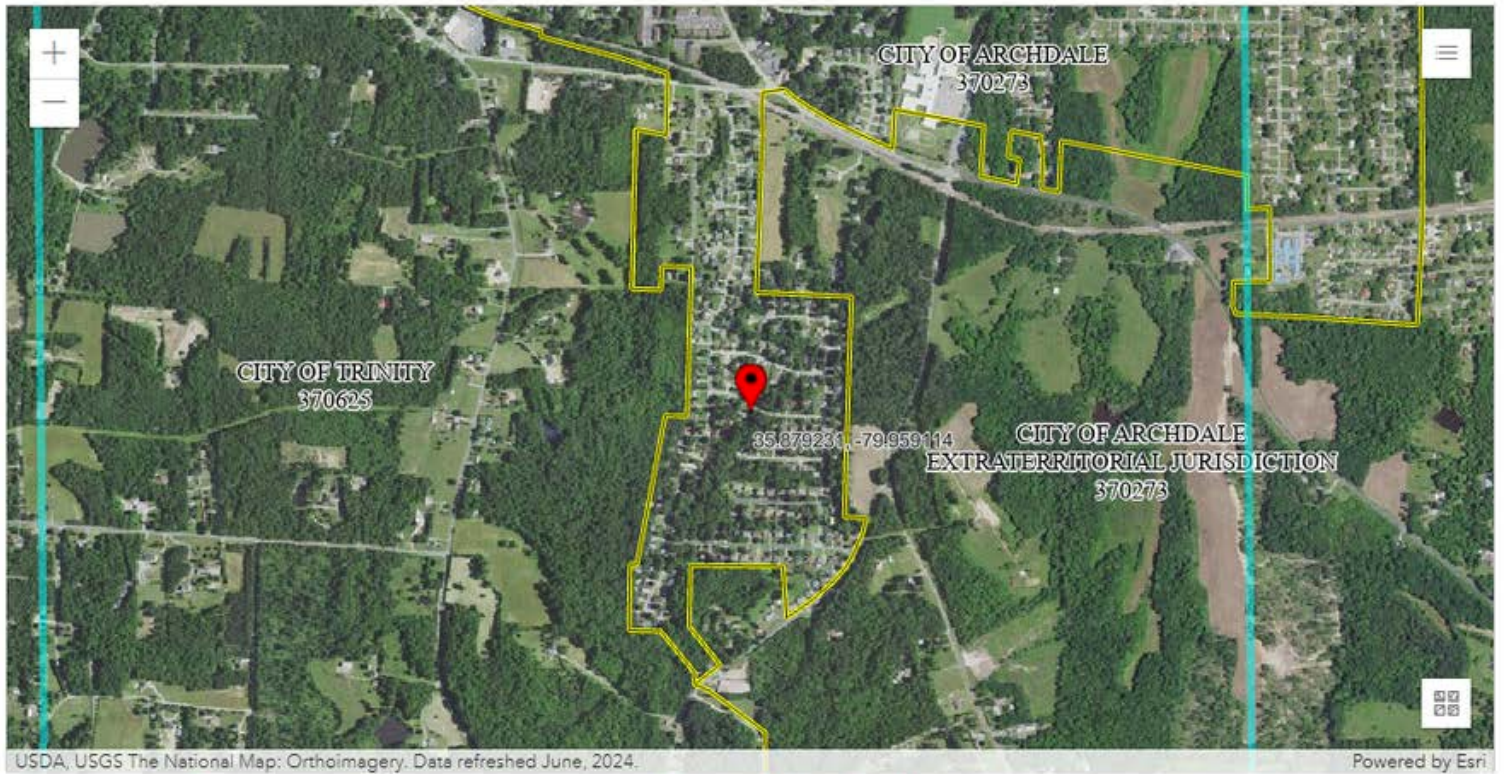
Additional Information

Welcome home! Pick your favorite spot! Will it be the spacious living room with cozy fireplace for upcoming winter nights? The updated kitchen preparing your favorite meal? Or the private screened in back porch with your favorite beverage and a good book! Easy to maintain hardwood floors throughout. Tile in bathrooms. 3BR, 2.5BA, generous sized dining room, private fenced backyard, circle drive, one car garage. No HOA! Come see what this great house has to offer!
Begin your next chapter here!

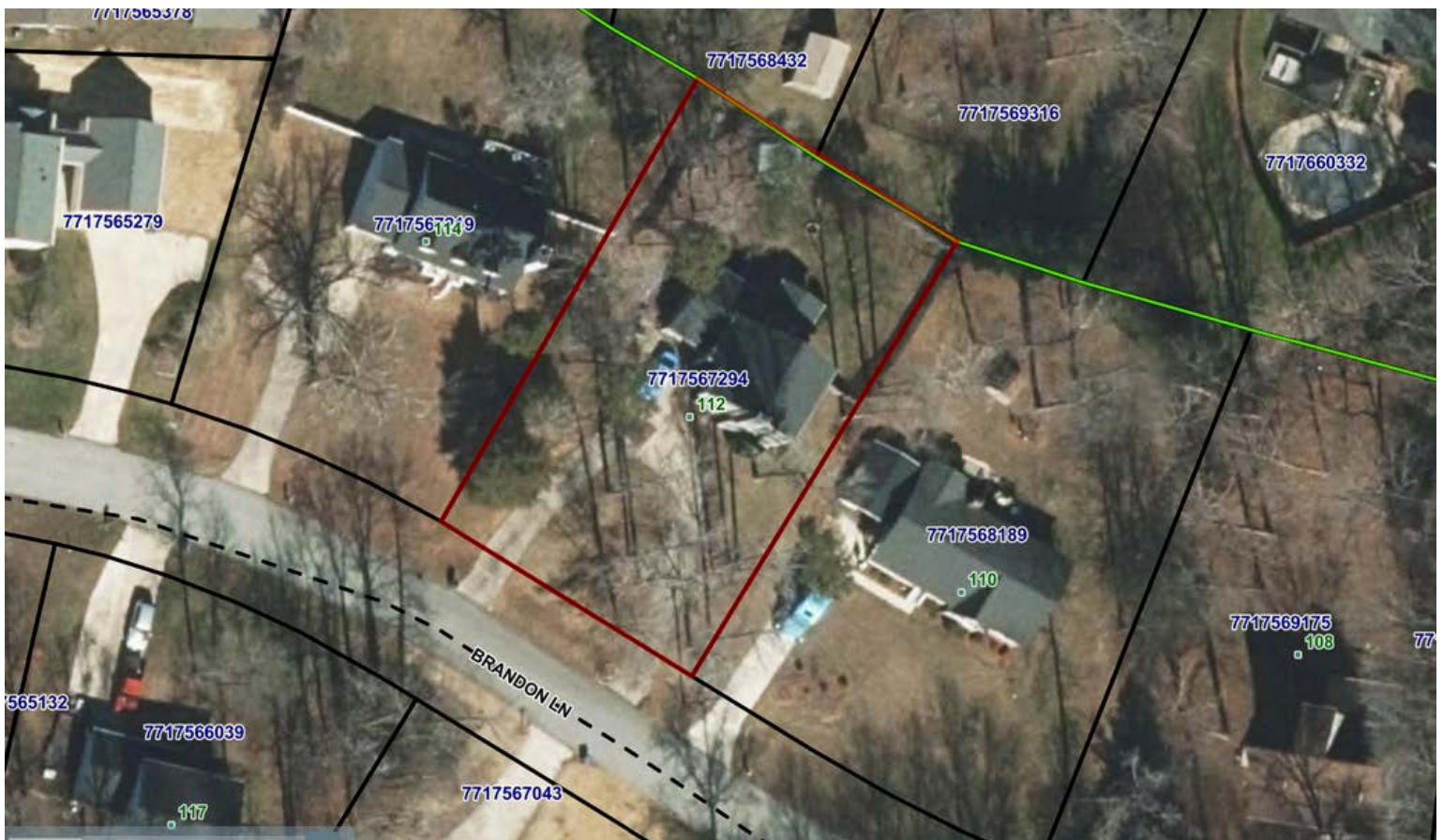
Not in Flood Zone

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 »](#)

It may take a minute or more during peak hours to generate a dynamic FIRMette.



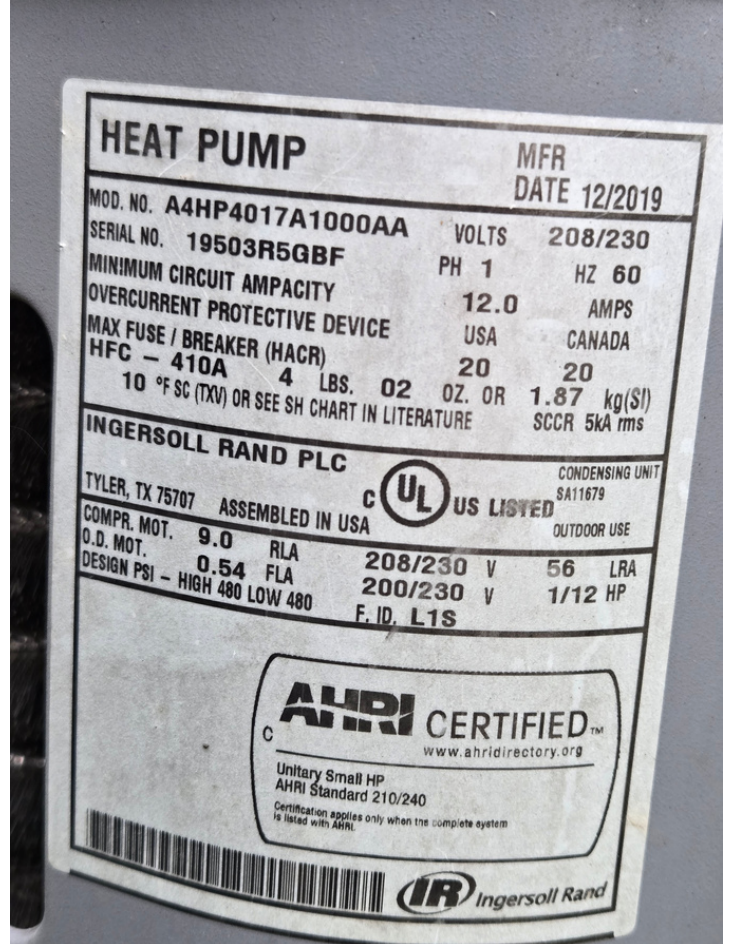
Aerial Map per GIS



I could not read the sticker on
thie larger Unit to run a date.
Date unknown to Sellers.



Smaller unit for upstairs, manufactured 2019, installed 2020. (For upstairs,) needs refrigerant per Seller.





Roof replaced 2020 per Seller.

Wood remains



Pull Down Stairs in upper foyer.

Upper foyer doorway missing a trim piece.





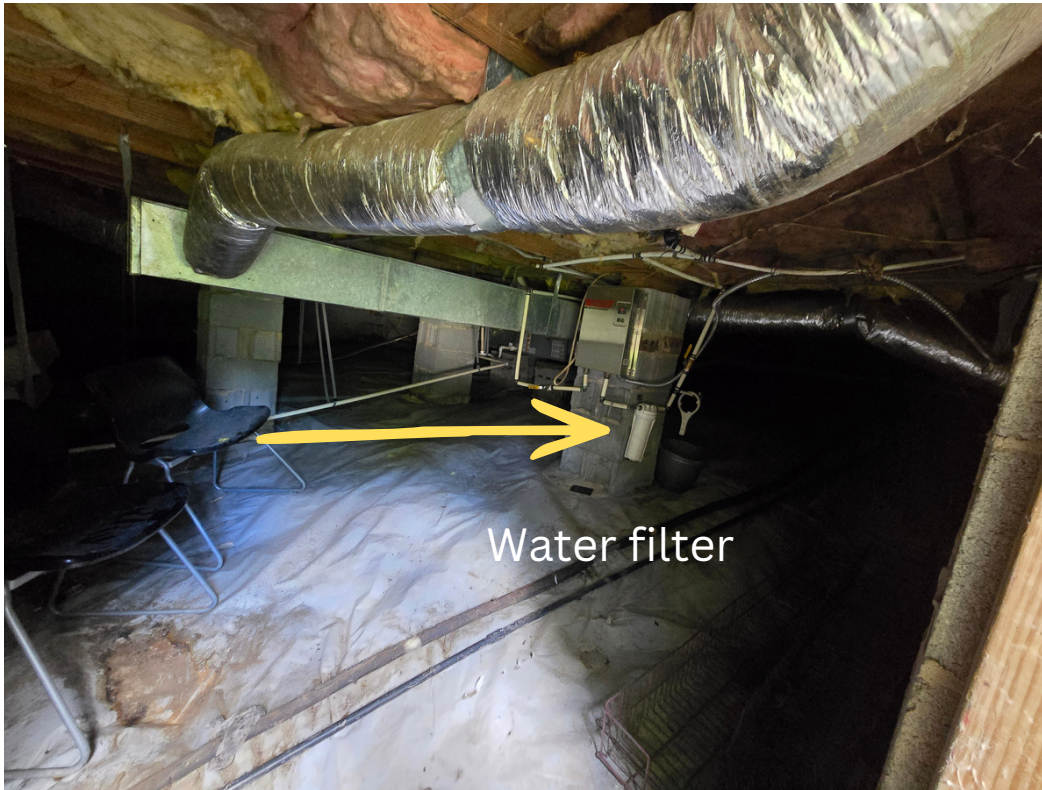
Door for front upper bedroom has a crack.

There are various places on the exterior that need wood repair (chimney, back door.)





Crawlspace



Water filter



Swing remains.



These items in building remain.

With acceptable offer, swing, wood and building items can be removed, but Seller prefers to leave them.



Winchester Safe
remains, Sellers left
open with
instructions.





Welcome Home!

Questions?

Did I miss anything?

Please don't hesitate to reach out:

Donna Hughes

TopDogRealtyGal@gmail.com

336-953-5462

If you send an Offer, please text me so I can be sure
I received it.

Thank you for showing!