Agent Notes

2007 Hopewell Friends Rd., Asheboro, NC 27205



Listing Agent: Donna Hughes

Top Dog Realty NC-South, LLC

336-953-5462

Please submit Offers with a Pre-Approval or Proof of Funds.

Utilities

POWER: REMC
1-800-672-8212

Water:
Private Well
No records on file.
There is a separate well for the Barn.
Well for house is near the turnaround at the house.
Water heater is in crawlspace per Seller.

Septic Tank:
No records on file.
Seller has no knowledge of the last service.
Seller believes Septic Tank is located in side yard as you come in near the house.







Gas Logs in Living Room & Primary Bedroom.
They have not been used lately but worked when the home was last occupied.



Propane Tank is located behind the shed that houses the wood burning water stove that was used to heat the home.
Service is with Amerigas.





Wood burning water stove located in this building was used to heat the house some years ago, but has not been used lately.



The home has been vacant for some time, and may need some TLC. Seller has limited knowledge of age of systems, records, home was inherited.



Gas Pack installed 2023 per Seller (for downstairs.)
Smaller unit for upstairs is older, age unknown.



Owners have caught Bass, Carp, Brim in pond in the past.





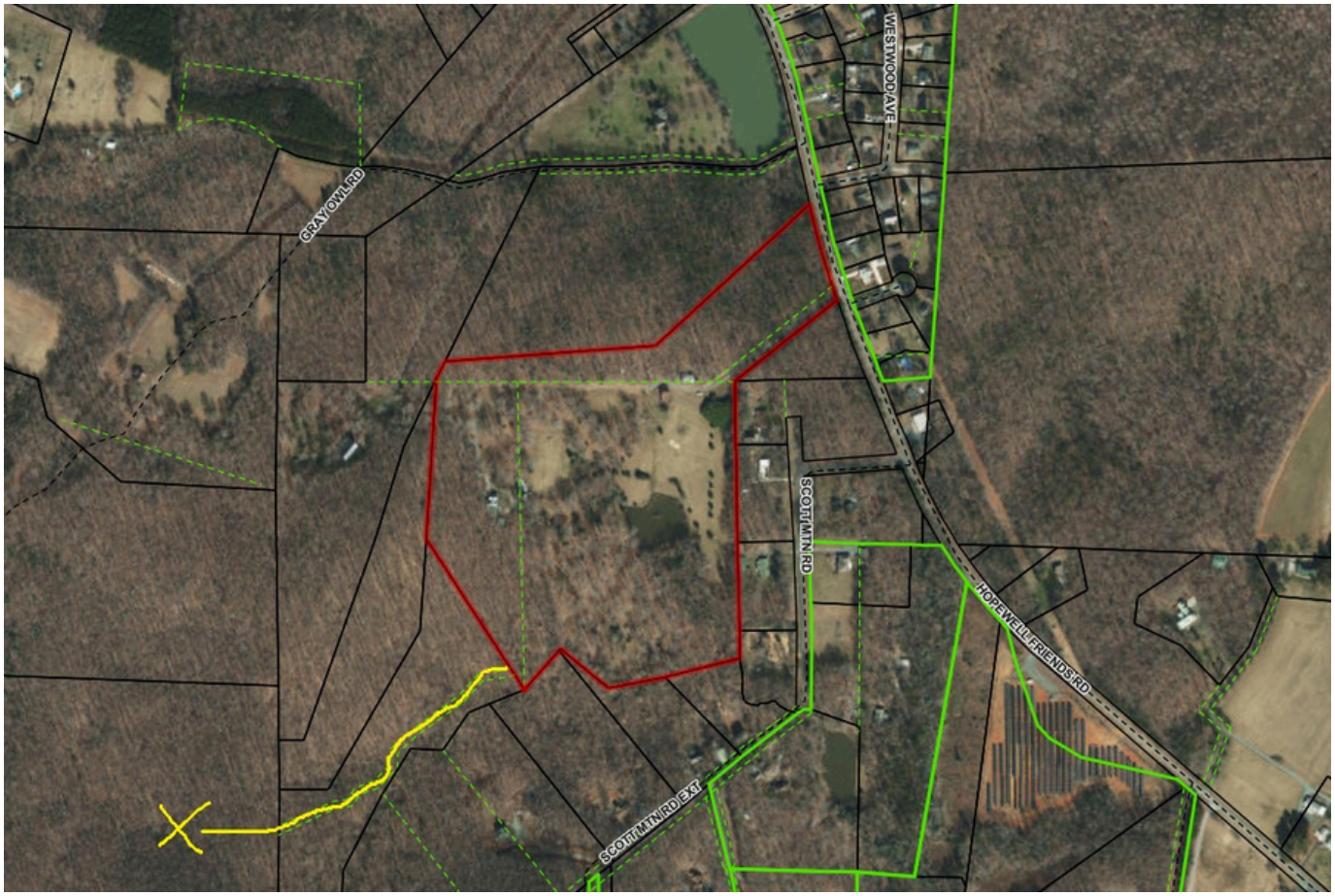
Wooden Barn has water with a separate well, located in the small structure, and Barn also has power.

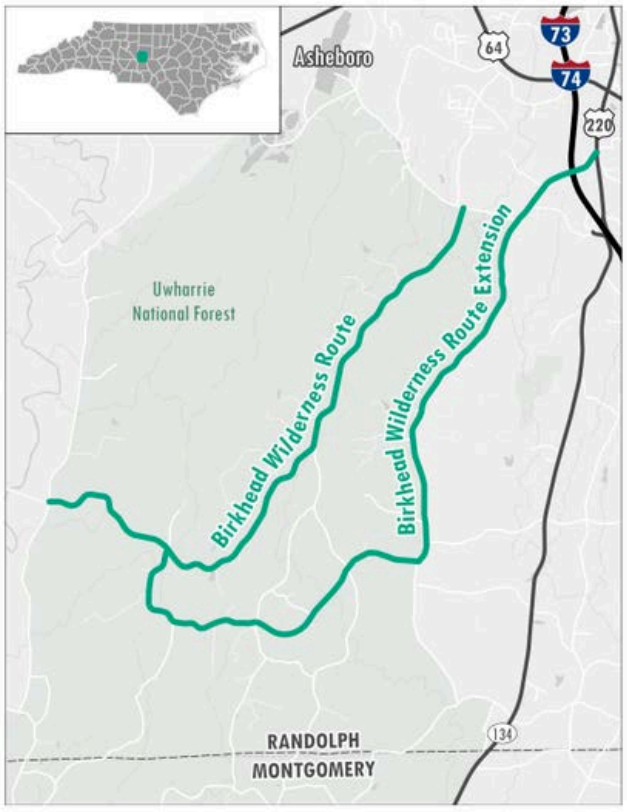






38.6 Acres per GIS. No recent survey. There is an easement on record to access the Birkhead Wilderness, where the yellow line is drawn. Other dotted green lines represent previous divisions/recombinations of tracts.





This property has access to the Birkhead Mountains Wilderness, a federally protected area containing 5,100 acres, with over 16 marked miles of hiking trails.





There is evidence of termite damage on the rear of the screened in porch, and on the right lower side of the garage.



Ice maker on fridge does not work.
The floor under fridge was damaged from a previous ice maker leak.



Garage Door Motor is unplugged. Raise door manually when viewing.



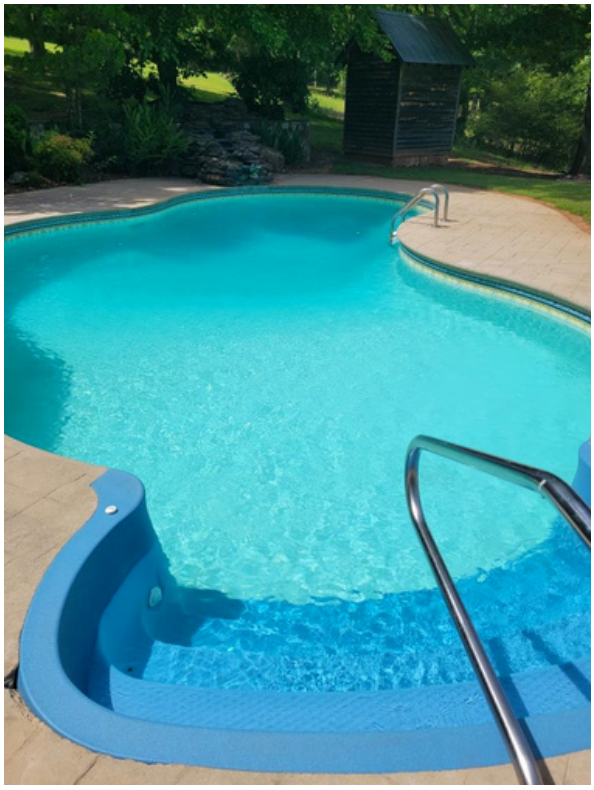
Basement Room with access only from outside.



Bonus Room over Garage.



There is an old train caboose up on the hill above the home. That belongs to a neighbor. The property line boundary is just before you get to the caboose. I recommend using a hunting app to find boundaries if interested.





Pool has a firepit, rock feature, pool house with kitchen and restroom. The last time the pool was used was 2025. Pool cover has a tear.











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!