

Agent Notes

5360 Muirfield Dr., Lexington, NC 27295



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



Please submit Offers with a Pre-Approval.

Utilities



Energy United

336-249-3131

Water

Davidson Water

336-731-5500



Septic System

*Septic Records attached
(Pump System with Alarm)*



Piedmont Natural Gas for Gas Logs

800-752-7504



Gas logs were used regularly.



Additional Information

Welcome home! This one level home with 3BR, 2BA, spacious sunroom, double garage with storage room, rocking chair front porch, cozy fireplace with gas logs, well maintained level yard, paved driveway, nestled in an idyllic setting should be at the very top of your list to see asap! USDA Eligible!

Immaculate & move in ready today! Nothing today compares!

Low Davidson County Taxes.

Come visit & see where your next address will be! Begin your next chapter here!



Under house

Owners had a bait system installed for termites some years back with Rays Pest Control but was not renewed.

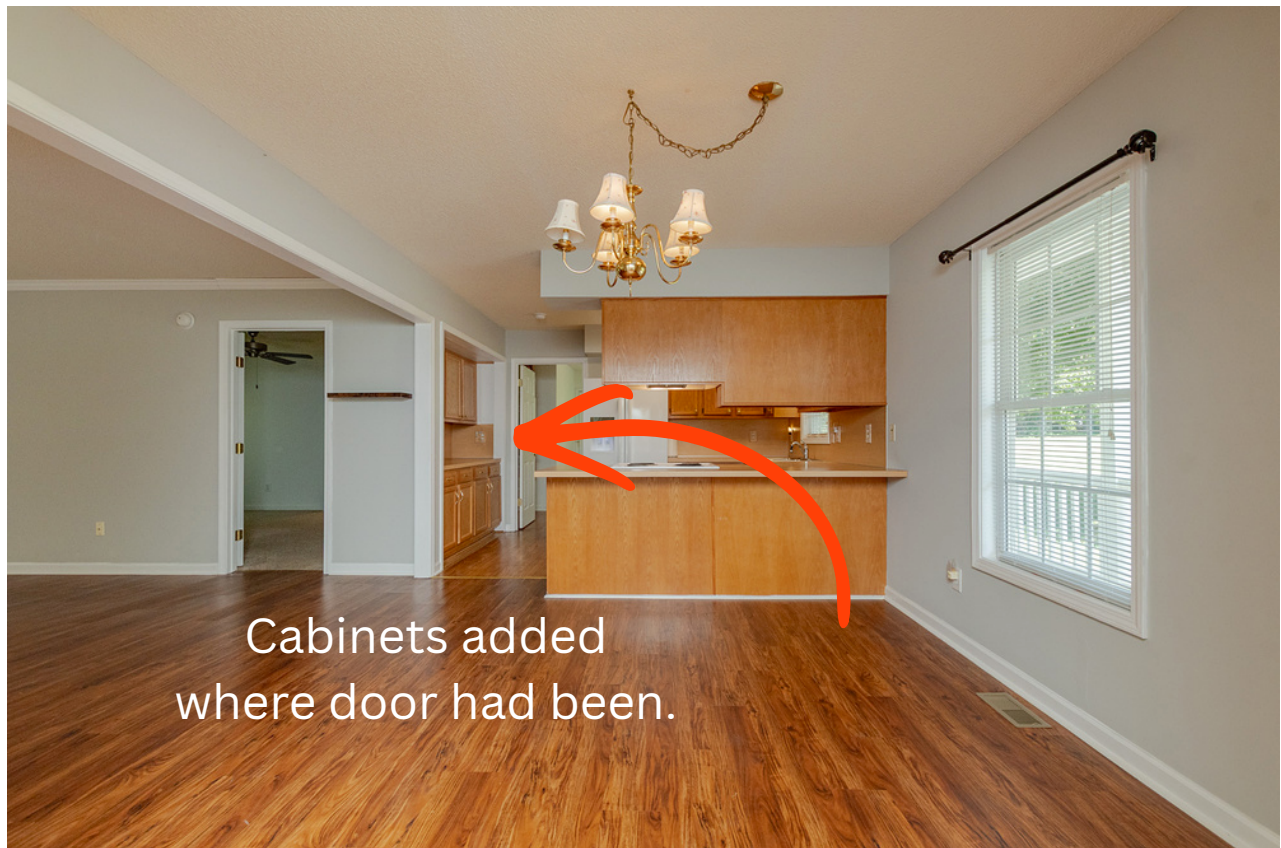


Under Sunroom

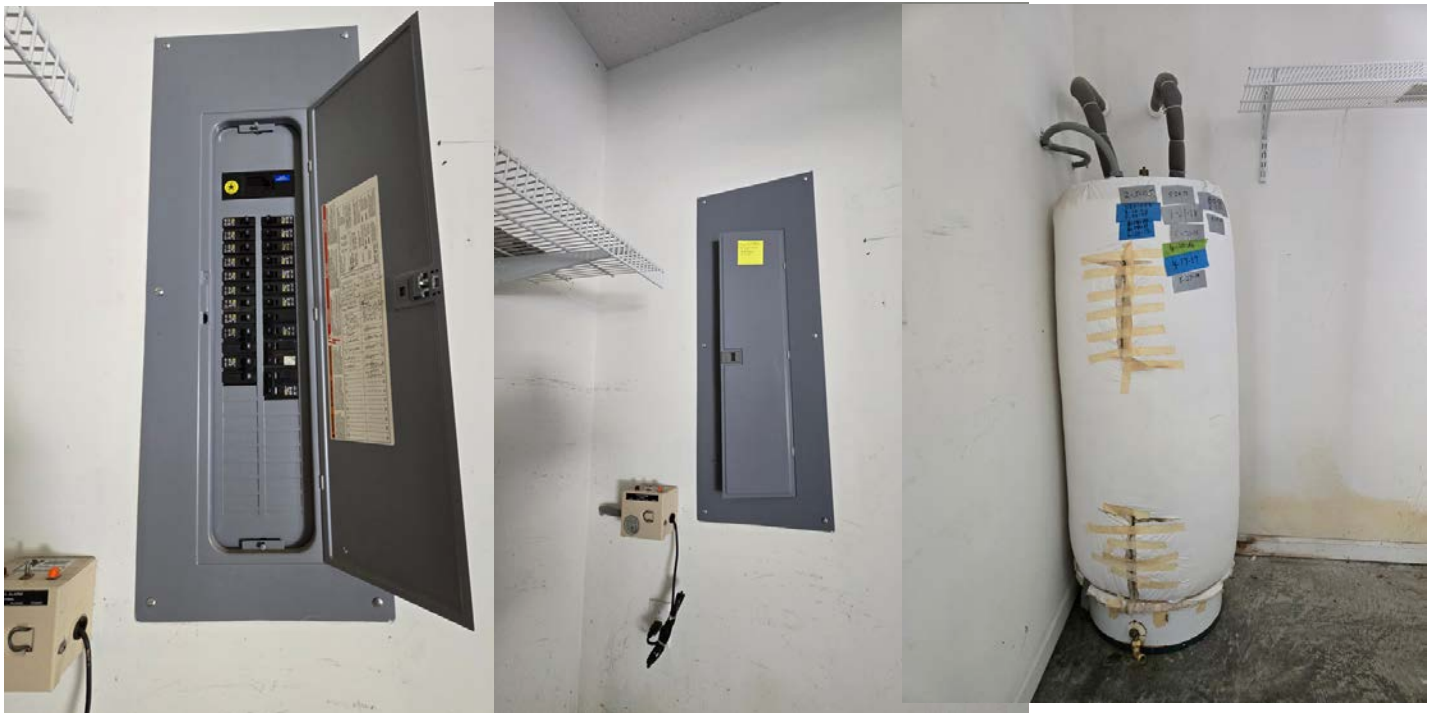


Switch for
Primary Bedroom
Ceiling Fan.

Seller added cabinets between kitchen & Primary Bedroom.
Previously there had been a door there.
Thus, the switch to the right of this section of cabinets is for the
Primary Bedroom Ceiling Fan.



Cabinets added
where door had been.



Main Panel in Storage Room in Garage.
Septic Tank Alarm to the lower left of panel.
Water Heater in Storage Room.





Attic Access in Garage.
Pulldown Stairs.



In front yard & to the left if
facing home.



The Colonial Pipeline goes
across front of property.

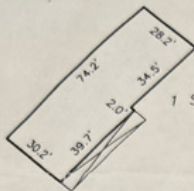
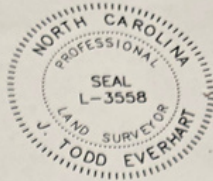


VICINITY MAP (N.T.S.)



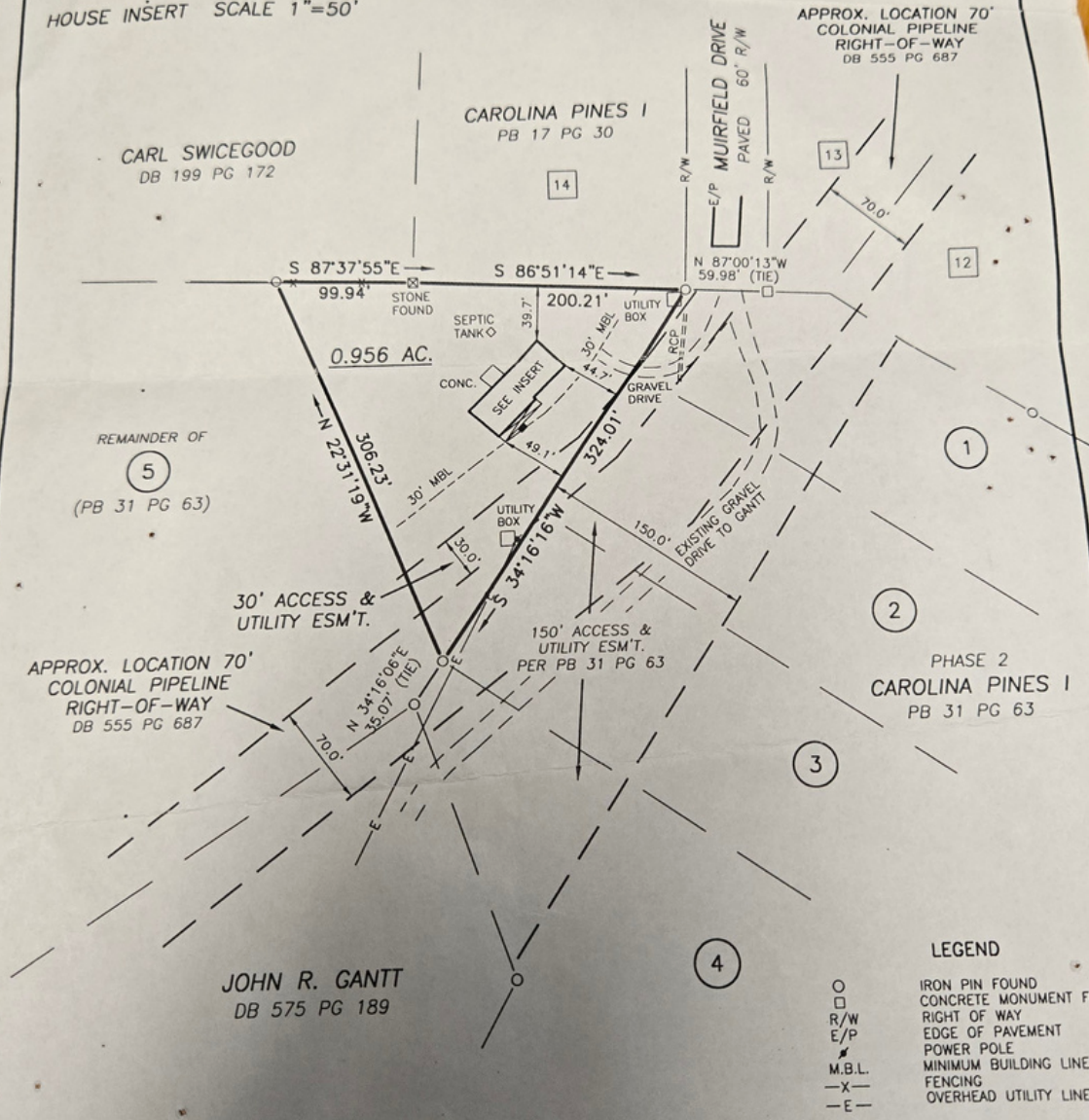
NOTE: THIS PROPERTY IS SUBJECT TO ANY FACTS, PRIOR AGREEMENTS, CONVEYANCES, OR EVIDENTS OF RECORD THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 I, J. TODD EVERHART, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THE RATIO OF PRECISION AS CALCULATED IS 1/10,000+.
 I HEREBY AFFIX MY HAND AND SEAL THIS 25th DAY OF MARCH, 2002.

REGISTRATION NO. L-3558 NC



1 STY. VINYL SIDING W/GARAGE

HOUSE INSERT SCALE 1"=50'



SURVEY FOR:				JIMMY & SHEILA LIVELY				
JOB NO. 3460	F.B. 35,DC	DATE 3-25-02	TAX REF. 18-25F-5A	TOWNSHIP TYRO	COUNTY DAVIDSON	STATE N.C.	DEED BOOK 1292	PAGE 1449
SURV'D JTE				DRAWN JTE				
SCALE 1"= 100'				EVERHART SURVEYING & MAPPING				618 W. CENTER STREET LEXINGTON, NC 27292 336-238-2398



YOUR LOCATION: ZIP CODE



FIND A DEALER

PRODUCTS

BUYER'S GUIDE

LENNOX LIFE

OWNERS

SEARCH Q

shown below. [Need your warranty certificate?](#)

Serial Number 5812F02184

Model Number XP14-036-230-10

Installation Date 12/01/2012

Lennox Limited Parts Warranty 5 Years

Lennox Extended Parts Warranty Not Applicable

Extended Parts Warranty
Expiration Not Applicable

Lennox Limited Labor Warranty Not Applicable

Lennox Limited Labor Expiration Not Applicable

Expiration Note

This information is provided as a good faith estimate of the Manufacturer's Warranty coverage based on the data available at the time of look-up. Information provided by this system is not intended to replace or alter the terms or conditions of warranty coverage laid out in the Lennox Equipment Limited Warranty Certificate provided with the unit at the time of purchase.

According to the Sticker, the manufacture date of this HVAC is 12/1/2012.

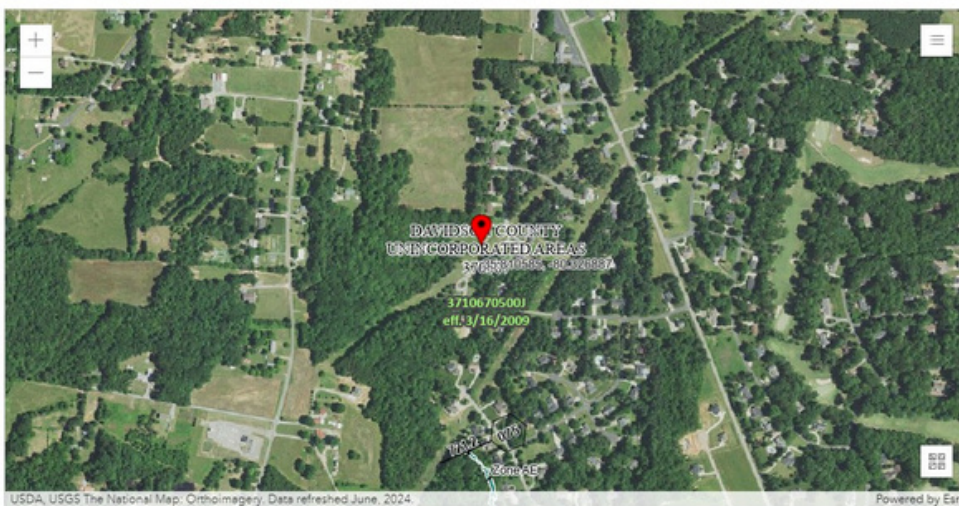


Septic Tank, Alarm.

Current Owners are the Heirs & are not sure when it was last serviced. Septic Permit in Attachments.

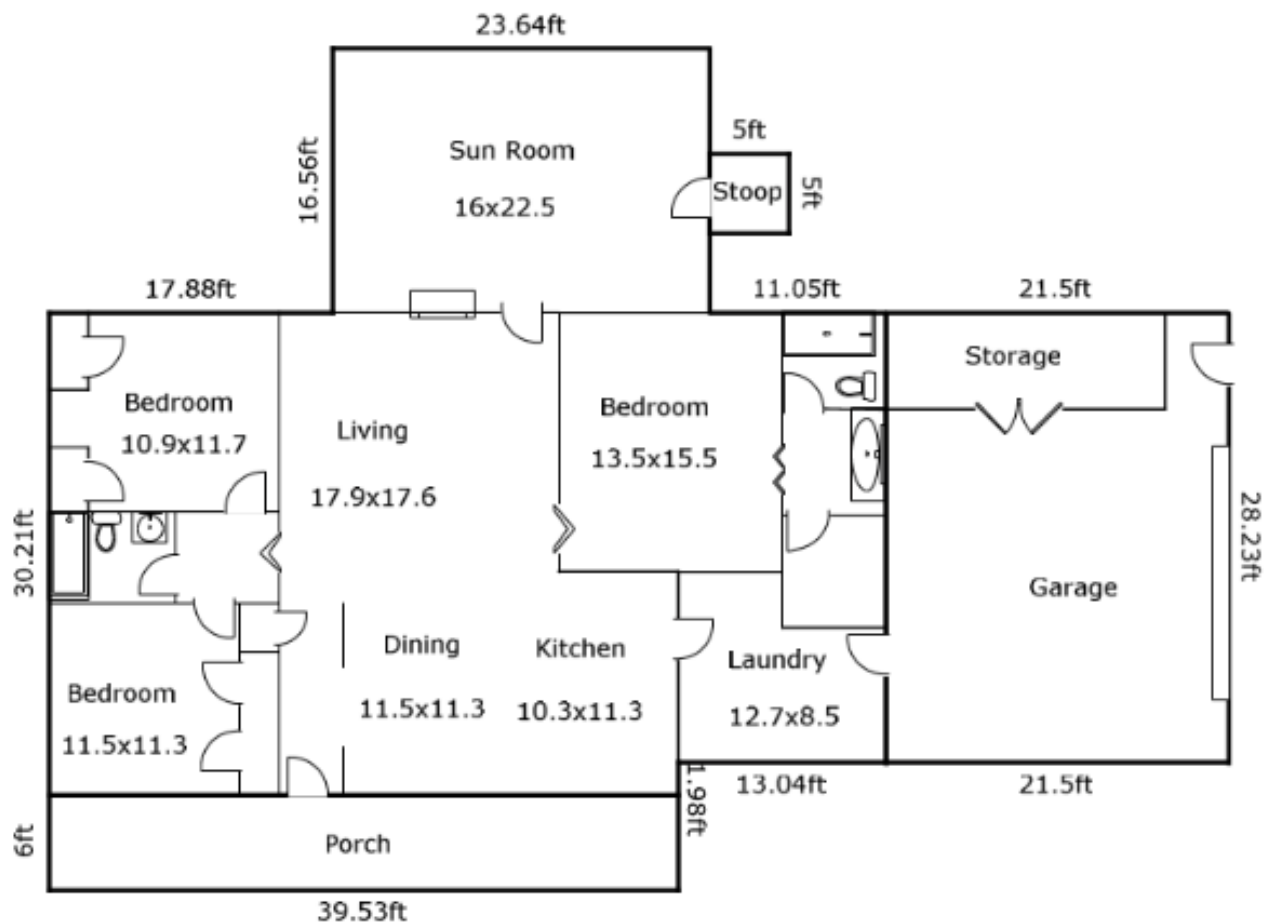


You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. [Go To NFHL Viewer »](#)
It may take a minute or more during peak hours to generate a dynamic FIRMette.



Not in Flood Zone.

Measurements verified by a Licensed Appraiser.



TOTAL Sketch by a la mode

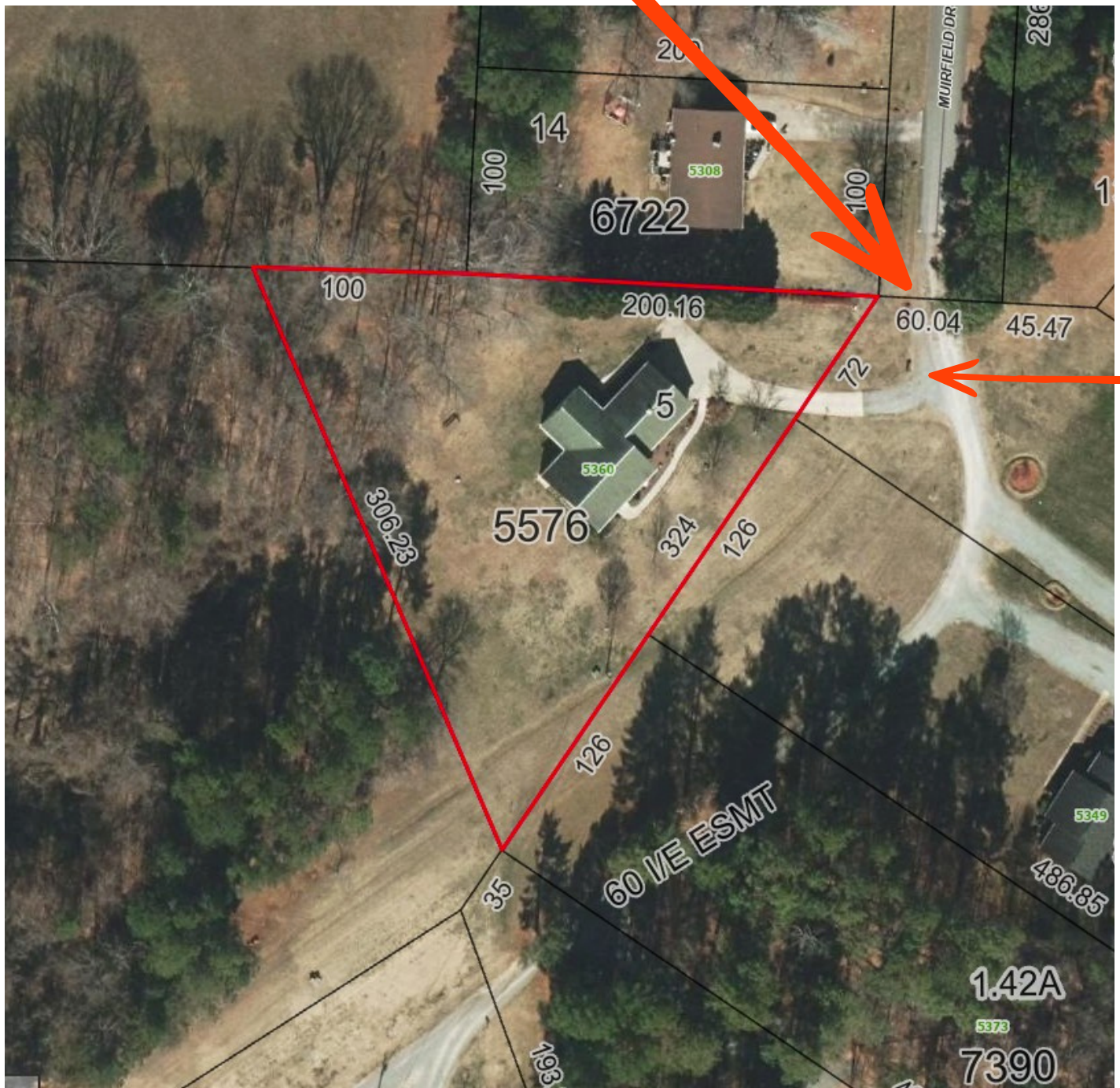
Area Calculations Summary

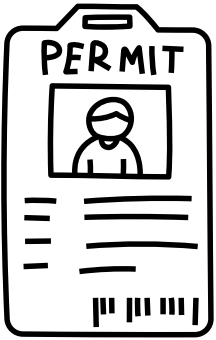
Living Area		Calculation Details	
First Floor	1953.41 Sq ft	23.64×16.56	= 391.36
		30.21×39.53	= 1194.2
		13.04×28.2	= 367.62
		0.03×1.99	= 0.06
		$0.5 \times 0.03 \times 11.05$	= 0.16
Total Living Area (Rounded):		1953 Sq ft	
Non-living Area			
Open Porch	237.17 Sq ft	39.53×6	= 237.17
2 Car Built-in	606.62 Sq ft	21.5×28.2	= 606.3
		$0.5 \times 21.5 \times 0.03$	= 0.32
Open Porch	25 Sq ft	5×5	= 25



Pavement on Muirfield ends approximately here.

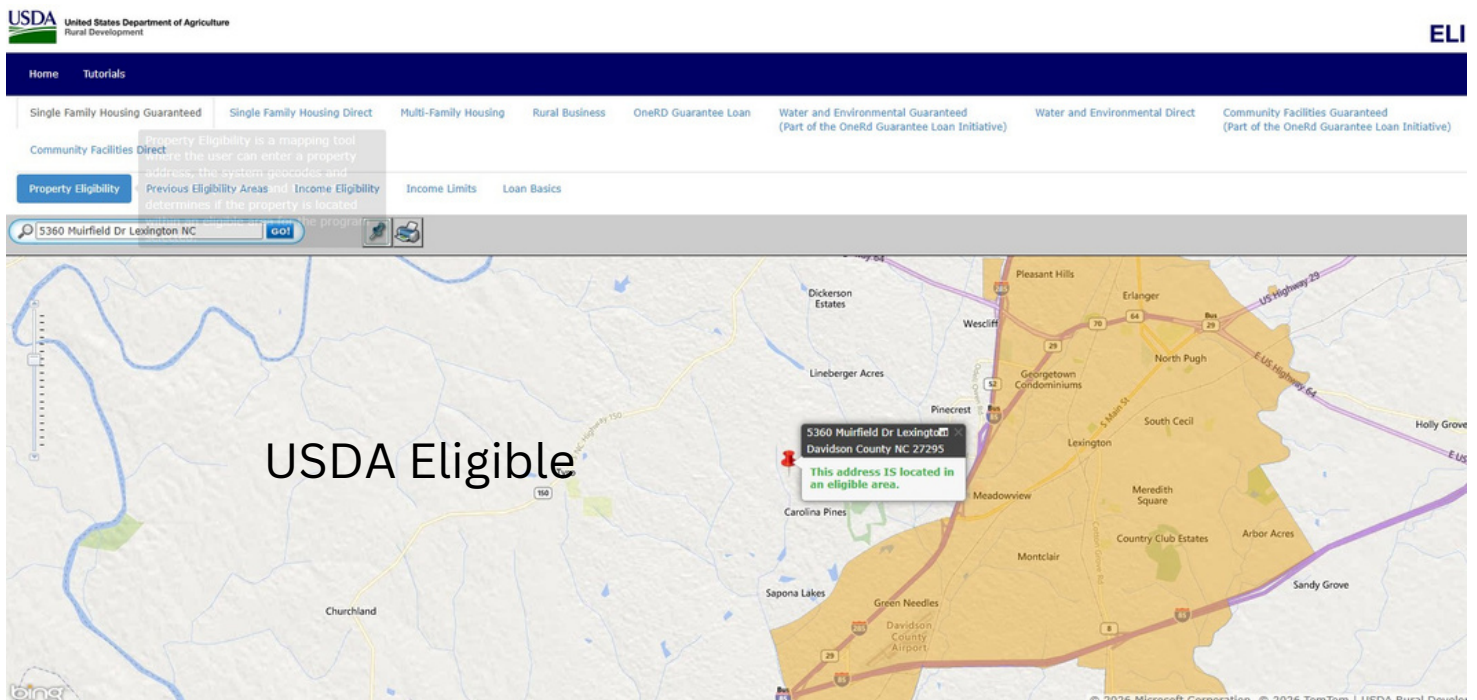
Not State Maintained past pavement, but 5360 is the 1st house after gravel begins. I could not find a Road Agreement or an Easement on File. Not sure if one would be needed for VA since it is the 1st home. Check with Lender.





*No permits on file for any improvements. Not saying there were no permits, they just are not on file. Not sure if they did or didn't exist, or existed & expired.

Improvements include but may not be limited to:
Sunroom
Added Cabinetry between Primary Bedroom & Kitchen.



Questions? Comments?
See anything I missed?
Please reach out!
Thank you for your
consideration of:
**5360 Muirfield Dr.,
Lexington, NC!**
Make your Offer today!
Donna Hughes 336-953-5462