

MLS #: R45140A (Active) List Price: \$59,999**516 Vance Street Wilson, NC 27893**

TYPE/STYLE: Two Story
ROOMS: 8
BEDROOMS: 5
BATHS: 2
HALF BATHS: 0
APX SQFT: 3057
APX SQUARE FOOTAGE RANGE: 2800 - 3000 SqFt
APX AGE RANGE: Other-See Remarks
YEAR BUILT: 1915
DETACHED BUILDING SQFT: 12x18

AREA: Wilson City Limits
SUB AREA: NW - Hwy 301 W. - Hwy 264 North
SUBDIVISION: Wilson
ELEMENTARY SCHOOL: Hearne
MIDDLE SCHOOL: Toisnot
HIGH SCHOOL: Fike

LOT SIZE: 102.97x122.35**LEGAL:** DB 991 PG499**TAX ID:** [3722233495](#)**CONDITION:** good**TAX VALUE:** 93142**ACREAGE INFO:** Less than 1 acre**MONTHLY ASSOC FEE:** n/a**# FIREPLACES:** 5**FOYER:** Yes

1st: 2nd: 3rd:

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Formal Living Rm: x

Formal Dining Rm: x

Great Rm:

Den:

Laundry Rm/Area: R

Sunroom:

Kitchen:

Kit/Dng Combo: x

Bedrooms: 2 3

Baths: 1 1

Half Baths:

Bonus Rm:

INTERIOR FEATURES: Ceiling Fans, Washer &/or Dryer Hookup, Dining Room, Formal Living Room, Open Foyer**EXTERIOR FEATURES:** Level Lot, Storage Building**MISCELLANEOUS:** Dirt Drive, Old Home 25+ Years**PRECAUTIONS:** None Known, Other-See Remarks**CONSTRUCTION:** Vinyl Siding**BASEMENT/FOUNDATION:** None, Crawl Space**ROOF:** Metal Roof**HEATING DOWNSTAIRS:** Space Heater**HEATING UPSTAIRS:** Space Heater**A/C-DN/A/C-UP:** None-Down, None-Up**WATER/SEWER:** City Water, Sewer Connection**WATER HEATER:** Electric**FLOORS:** Carpet & Other, Vinyl**FIREPLACE:** Other-See Remarks**ATTIC:** Access Only**GARAGE/CARPORT:** None-Garage, None-Carport**WINDOWS/DOORS:** Other Windows-See Remarks, Other Doors-See Remarks**PORCH:** Front, Rear**APPLIANCES:** None

REMARKS: Buyer to verify SF of detached building @ no value - not in good shape. Property to be sold AS IS! 5 fireplaces - blocked for use of gas space heaters. SQ Ft. per tax listing-will verify. Old windows and doors, single pane. *Some areas of the porch are weak*

DIRECTIONS: Nash toward town, L on Whitehead, house on corner of Whitehead and Vance.**PRIVATE REMARKS:****OWNER COMPLETE NAME:** Letha Gail (Langley)Owens**BUYER AGENT COMMISSION:** 3.0**SELLER AGENT COMMISSION:** 3.0**CODE:** 0**POSSESSION:** At Closing**SHOWING INSTRUCTIONS:** Call LO Appointment, Lockbox Electronic**LOCKBOX:** 191744**ORIG LP:** \$75,000**R.COM:** Yes**INTERNET:** Yes**PNDG DT:****DSPLYADDR:** Yes**DOM:** 144**ALLOWAVM:** Yes**CDOM:** 144**ALLOWCMMTS:** Yes**OFFICE NAME:** Wilson-Nash Properties, LLC (#:65)**MAIN:** (252) 234-9010**FAX:** (252) 234-9009**LISTING AGENT:** Kathy Todd (#:7)**AGENT EMAIL:** KathyTodd@Wilson-NashProperties.com**CONTACT #:** (252) 363-2420

Information Herein Deemed Reliable but Not Guaranteed