



**MLS #:** 2381054      **Status:** ACTIVE  
**5631 Swanns Station Road**      **Unit#:**      **Lot#:** 0  
 Sanford NC 27331  
**(City Limits Of):**  
**Subd:** Not in a Subdivision      **Nghbrd:**  
**Possession:** At Time Of Closing  
**Special Conditions** No Special Conditions

**RESIDENTIAL**

Single Family  
**M** **DOM:** 0      **LP:** \$1,550,000  
**CDOM:** 0      **SP:**  
**CntAdd**  
**Contract Date**  
**FinConc**  
**Est/Closing Date**

Virtual Tour  
 Virtual Tour 2

**Remarks**

Equestrian Masterpiece! As you come through the gated entry next to the rose garden, you will be surrounded by fenced pasture, barns, pond & historical outbuildings. The driveway meanders to the main house with a true rocking chair front porch & landscaped courtyard nestled amongst giant native pine trees. Home features downstairs master, woodburning fireplace, office/2nd bedroom-main floor & sunroom w/fireplace. Entertain with the outside kitchen/BBQ area, patio/deck, outdoor fireplace w/brick chimney.

**Directions**

From PBO roundabout, S on US 15-501/Sanford Rd, merge onto Jefferson Davis Hwy/US 15-501, use exit 70A toward Lillington, keep L at fork in ramp, merge onto Sanford byp which becomes NC-87, R onto McDougald Rd, becomes Swanns Station Rd, prop on L.

**School Information**

**EI 1:** Lee - J Glenn Edwards      **EI 2:**  
**Mi 1:** Lee - SanLee      **Mi 2:**  
**Hi 1:** Lee - Southern Lee High      **Hi 2:**

**General Information**

<b>Builder Name</b>		<b>Ownership Type</b> Other (SFH incl)
<b>New Construction</b> No		<b>Primary Residence</b> Yes
<b>Framed</b>		<b>Property Leased</b> No
<b>Year Built</b> 1976		<b>Month to Month</b>
<b>Est Fin Year</b>		<b>Lease Expires</b>
<b>Est Fin Month</b>		<b>Oil/Gas Rights Severed?</b> No
<b>Active Adult Community</b>		

**Public Data, Taxes, Financing**

<b>Legal Description</b> 955931888900/955932282300/955932738700	<b>Tax ID</b>
<b>Tax Map/Bik/Prci/Lot</b>	<b>Tax Value</b> \$325,000.00
<b>PIN #</b>	<b>Tax Rate</b>
<b>Zoning</b> RR	<b>Tax Year</b> 2020
<b>Financing</b> Cash, Conventional, New Needed	<b>Tax Annual Amount</b> \$2,380
<b>Financial Comments</b>	

**Measurements- Lot/House/Rooms**

**Lot Size:** 54.170      **Lot Dim:** 1346x1000x865x1170  
**Living Area:** 3,133 = 3,133 (Above Grade) and 0 (Below Grade)  
**Other Area:** 0 = 0 (Above Grade) and 0 (Below Grade)  
**Bedrooms:** 4      **Full Baths:** 3      **Half Baths:** 0      **Total Rooms:** 11

**Living Area- Room Dim/Levels**

<b>Hall:</b> 8.5x11.6 / Main	<b>Mstr BR:</b> 11.5x24.7 / Main
<b>Living:</b> /	<b>Bdr 2:</b> 1211x136 / Main
<b>Dining:</b> 13.7x14 / Main	<b>Bdr 3:</b> 10.8x13.7 / Second
<b>Family:</b> 24.5x15.11 / Main	<b>Bdr 4:</b> 9.8x13.7 / Second
<b>Off/Study:</b> /	<b>Bdr 5:</b> /
<b>Kitchen:</b> 11.10x14 / Main	<b>Utility:</b> 11.4x5.5 / Main
<b>Breakfast:</b> /	<b>Bonus:</b> 19.5x13.8 / Second
<b>Sun Room:</b> 24.5x1 / Main	<b>Loft:</b> 6.8x12.2 / Second

**Other Area-Room Dim Levels**

<b>Garage:</b> /	<b>Deck:</b> /
<b>Carpport:</b> /	<b>Scr Porch:</b> /
<b>Storage:</b> /	<b>Basement:</b> No
<b>Porch:</b> /	/
<b>Patio:</b> /	/

**Home Owner Association**

<b>Mgmt Co 1:</b>		<b>-Req:</b>
<b>Fees:</b> \$0.00 /		
<b>Mgmt Co 2:</b>		<b>-Req:</b>
<b>Fees:</b> \$0.00 /		
<b>Restrictive Covenants:</b> No		<b>Total HOA Dues:</b>

**Features**

<b>A/C</b> Central Air	<b>Exterior Finish</b> Wood Ext	<b>Other Rooms</b> 1st Floor Bedroom, 1st Floor Master Bedroom, Entry Foyer, Sun Room
<b>Acres</b> 11+ Acres	<b>Fireplace Description</b> Gas Logs, Wood Burning	<b>Parking</b> Circular Drive, DW/Earth
<b>Bath Features</b> Bath/Shower, Whirlpool, Walk in Shower	<b>Flooring</b> Carpet, Tile Floor, Wood Floor	<b>Construction Type</b> Site Built
<b>Design</b> 2 Story	<b>Foundation</b> Crawl Space	<b>Roof</b> Roof Age 0-5 Years, Architectural Shingles
<b>Dining</b> Separate Dining Room	<b>Fuel Heat</b> Electric Fuel, Gas LP	<b>Style</b> Traditional
<b>Equipment/Appliances</b> Cooktop - Gas, Dishwasher, Refrigerator, Wall Oven	<b>Garage</b> 0	<b>Washer Dryer Location</b> 1st Floor, Laundry Room
<b>Exterior Features</b> Barn, Deck, Gas Grill, Horse Facilities/Private, Horses Allowed	<b>Green Bldg HERS Rating</b>	<b>Water Heater</b> Electric WH, Water Htr Age 0-3 Yrs
	<b>Heating</b> Forced Air	<b>Water/Sewer</b> County Water, Septic Tank, Well
	<b>Interior Features</b> Central Vac Finished, Walk in Closet, Wet Bar	<b>Waterfront Type</b>
		<b>Water Body Name</b>
		<b>ApxWtrFrtg</b>
		<b>Waterfront Access</b>