

**Price: \$595,000    Address: 23 Friendship Lane**

**Area: West of Town    Owner: Estate of Robert W. Sandsbury**

Type: Single Family    Status: Available  
 Map/Parcel: 56/327    Lot #: 50  
 Zoning: R-20    Lot Size (SF): 23,522  
 Deed: C 14357    Lot Size (A): 0.5400  
 Wtr Frontage: None    Plan: LC 35397-  
 Water View: None    Water: Town  
 Other View: Residential    Sewer: Septic  
 Year Built: 1985    Rooms: 5  
 Remodeled:    Beds/Baths: 2/1  
 Furnished: Un-Furnished  
 Second Dwelling: Potential



Cozy home on half acre in residential neighborhood close to town. Room for expansion or second dwelling. Town sewer available for hook up.

**Basement:** Full basement provides extra storage with access to back yard.

**1st Floor:** Entrance opens to spacious living room, dining area, large kitchen with breakfast area. Large mud room with laundry connects to attached one car garage. Hallway leads to two bedrooms which share hall bath with tub and shower. There is bonus solarium room with hot tub and door to large back yard, patio and fenced in yard.

Building Information

First Floor Bedrooms: 2  
 Heating: Oil/FHW  
 Fireplaces: No  
 Floors: Pine/Carpet  
 Yard: Yes  
 Parking: 4 Car  
 Foundation: Block  
 Lead Paint: No  
 Recreation and Outdoor: Patio  
 Spaces:

Appliances and Other Amenities

Stove: GE  
 Refrigerator: GE  
 Dishwasher: GE  
 Washer: GE  
 Dryer: GE  
 Tv Service: Cable  
 Amenities: Insulation

Taxes and Fees

Assessment Year: 2010  
 Building Assessment: \$263,300  
 Land Assessment: \$429,800  
 Total Assessment: \$693,100  
 Estimated Taxes: \$2,090

Condo Fees: \$0  
 Condo Fees Include:

Easements

Pine Knolls Realty Trust deed restrictions, bridal path and bike path easement.

Other Comments

None



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