



978461 **Active Residential** LP: \$ 999,000  
 2092 Winwood Farm Road **City:** Creedmoor  
**Media:** 12 / **Docs** **Area/Sub:** 323/B Zip : 27522 **Yr Blt:** 2000  
**Subd:** Not in a Subdivision **List Type:** ER  
**Seller's Name:** Tom & Donna Jones [Archive Report](#)

**School Information**

**Elementary 1:** Granville - Wilton **Elementary 2:**  
**Middle 1:** Granville - Hawley **Middle 2:**  
**High 1:** Granville - S. Granville **High 2:**  
**Dir:** From Creedmoor: Take Highway 56 East toward Wilton for 3.4 miles and turn right on Walters Road (SR 1704). Go 2.2 miles and turn left on Winwood Farm Road (private, gravel). Go .2 miles. The driveway into the property is on the right.

**Remarks :** Located in southern Granville Co. this 61 ac horse property includes a 3,211 sq ft log cabin and 10 stall barn. The property is located along a private road between Creedmoor & Wilton. The land is mostly wooded and has 3 acs of fenced pasture, large creek & pond site. Approximately 1 mile of horse trails traverse the property. The home is a Southland log cabin.

**Agent Only**

**Rooms / SqFt Information**

<b>Living Area</b>	<b>Above Grade:</b> 3211	<b>Below Grade:</b>	<b>Total:</b> 3211
<b>Other Area</b>	<b>Above Grade:</b> 714	<b>Below Grade:</b>	<b>Total:</b> 714
<b># Rooms:</b> 12	<b>Beds:</b> 4	<b>Full Baths:</b> 3	<b>Half Baths:</b> 1
<b>Living Area-Room Dim/Levels</b>		<b>Other Area-Room Dim/Levels</b>	
<b>Entry Hall:</b> 9.5x7 / Main	<b>Master BR:</b> 15.5x13.5 / Main	<b>Garage:</b> 24x27.5 / Lower	
<b>Living:</b> 13x13 / Main	<b>Bedroom 2:</b> 12x12.5 / Second	<b>Carport:</b> /	
<b>Dining:</b> 13x13 / Main	<b>Bedroom 3:</b> 10x13 / Second	<b>Storage:</b> /	
<b>Family:</b> 18x16 / Main	<b>Bedroom 4:</b> 15.7x13 / Second	<b>Porch:</b> 50x8 / Main	
<b>Office/Study:</b> 9x6 / Main	<b>Bedroom 5:</b> /	<b>Patio:</b> /	
<b>Kitchen:</b> 12.5x13 / Main	<b>Utility:</b> 19x16.5 / Main	<b>Deck:</b> /	
<b>Breakfast:</b> 10x8 / Main	<b>Bonus:</b> /	<b>Scrnd Porch:</b> /	
<b>Loft /</b> 11x10 / Second			

**General Information**

<b>Lot Dim:</b> Irregular	<b>Lot #:</b>	<b>Appx Acres:</b> 61.4
<b>Foundation:</b>	<b>Zoning:</b>	<b>In City:</b> No
<b>New Construction:</b> No	<b>Est Fin Date:</b> /	<b>HUD Compliant Senior Housing:</b> No
<b>Builders Name:</b>		<b>Restrictive Covenants:</b> No
<b>HO Assoc. Mgmt:</b>		
<b>HOA Phone:</b>	<b>HOA Fax:</b>	<b>Total HOA Dues:</b> \$ 0/

**Financing and Taxes**

<b>Tax Value:</b> \$ 426,761	<b>Tax Rate:</b> 0.755	<b>TM/BK/PAR/LT or Deed Page:</b>
<b>Financial Comments:</b>		
<b>Legal Desc:</b> Deed 673/665		<b>Pin #:</b> 181600550558

**Features**

<b>Design - 2 Story</b>	<b>Fuel - Electric</b>	<b>Other Rooms - Loft</b>	<b>Interior - Granite Counter Tops</b>
<b>Type - Detached</b>	<b>Fuel - Gas LP</b>	<b>Other Rooms - Pantry</b>	<b>Interior - Solid Surface Counter Tops</b>
<b>Acres - 11+ Acres</b>	<b>Water Htr - Gas</b>	<b>W/D Loc - 1st Floor</b>	<b>Interior - Tub/ Sep Shower</b>
<b>Style - Log Home</b>	<b>Wtr/Swr - Septic Tank</b>	<b>W/D Loc - Utility Room</b>	<b>Interior - W.I. Closet</b>
<b>Ext Finish - Log</b>	<b>Wtr/Swr - Well</b>	<b>Equip - Dishwasher</b>	<b>Interior - Whirlpool</b>
<b>Roof - Shingle</b>	<b>Lot Desc - Pasture</b>	<b>Equip - Disposal</b>	<b>Exterior - Barn</b>
<b>Floors - Carpet/Wood</b>	<b>Lot Desc - Private Rd</b>	<b>Equip - Double Oven</b>	<b>Exterior - Circular Drive</b>
<b>Floors - CerBath Flr</b>	<b>Lot Desc - Secluded</b>	<b>Equip - Gas Range</b>	<b>Exterior - Horses Allowed</b>
<b>Floors - Tile</b>	<b>Lot Desc - Wooded Lot</b>	<b>Equip - Grill</b>	<b>Exterior - Out Building</b>
<b>Floors - Vinyl</b>	<b>Parking - 2 Garage</b>	<b>Equip - Range Hood</b>	<b>Exterior - Porch</b>
<b>A/C - Central Air</b>	<b>Fee Includes - See Remarks</b>	<b>Equip - Refrigerator</b>	<b>Exterior - Storage Shed</b>
<b>A/C - Dual Zone</b>	<b>Financing - New Needed</b>	<b>Equip - Water Softner</b>	
<b>A/C - Heat Pump</b>	<b>No Assumption</b>	<b>Interior - Bath/Shower</b>	
<b>Heat - Dual Zone</b>	<b>Dining - Breakfast Room</b>	<b>Interior - Bath/Tub</b>	
<b>Heat - Forced Air</b>	<b>Dining - Separate Dining Room</b>	<b>Interior - Cath. Ceil.</b>	
<b>Heat Pump</b>	<b>Other Rooms - 1st Floor Master Bedroom</b>	<b>Interior - Ceiling Fan</b>	

**Showing Instructions**

<b>Show Instruct:</b> Combo LB, Occupied	<b>Make Appointment</b>	
<b>List Agent:</b> R29508 / <a href="#">Keith Brouillard</a>	<b>Agent Phone:</b> 919-906-2807	<b>Appt Phone:</b> 919-595-8989
<b>List Office:</b> R/CAF / <a href="#">Carolina Forestry</a>	<b>Office Phone:</b> 919-510-4663	
<b>Co List Agent:</b>	<b>CoList Agent Phone:</b>	<b>Appt Phone:</b> 919-595-8989
<b>Comm to Buy Agt:</b> 2.8%	<b>Comm to Sub Agt:</b> 0.0%	
<b>List Type:</b> ER	<b>Possession:</b> ATC	<b>DOM:</b> 0