

# 4501 Sycamore Shoals Road, Durham, NC 27705

## \$449,900

- **3.95% rate fixed for 30 years; 3.98% APR\***
- **Up to 100% financing for qualified buyers**
- **No origination fee**
- **No private mortgage insurance**



Price Reduced! Original price was \$499,900.

4 bedrooms, 3.5 bathrooms, 3590 sq ft, 0.4 acre lot

MLS ID #1653384

American Village Subdivision

LISTING AGENT:  
Debbie Dunevant  
919-291-4974

**This listing is brokered by**  
**Condit Realty**  
**Office: 919-210-6781**

### Interior Features

Disposal, Ice Maker Connection, Dining Features: Breakfast Room, Separate Dining Room, Water Heater Is: Gas, Flooring Features: Carpet, Hardwood, Tile, Bedroom 2 is 12x15.9 on Second Floor, Bedroom 3 is 12x15 on Second Floor, Bedroom 4 is 12.10x12 on Second Floor, Breakfast Room is 10.4x14 on Main Floor, Garage is 21x31

\*Annual Percentage Rate (APR). Payment Example: \$300,000 purchase price, zero (0) down payment, loan amount \$300,000 payable in 360 monthly installments of \$1,423.95 (principal and interest) results in an APR of 3.98%. Must meet Capital Bank's underwriting and credit guidelines. Offer can be withdrawn by Capital Bank at its sole discretion without prior notice. Other terms and conditions are available. Rate subject to change without notice. Contact a Capital Bank representative for a full list of select homes or visit [capitalbank-us.com/homes](http://capitalbank-us.com/homes). Primary Residencies only. Rate and APR effective 1/1/10. Your actual APR may vary based on the amount of your loan and closing costs.



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### Property Features

#### Single Family Property

Status: Active

Area: Durham - American Village

County: Durham

Subdivision: American Village

Year Built: 2005

New construction

4 total bedroom(s)

3.5 total bath(s)

3 total full bath(s)

1 total half bath(s)

10 total rooms

Approximately 3590 sq. ft.

Two story

Type: Detached

Style: Traditional, Transitional

Master bedroom

Living room

Dining room

Family room

Kitchen

Office

Master bedroom is 23.4x14.7

Living room is 12x17.1

Dining room is 12x14.3

Family room is 15.2x20.11

Kitchen is 15x18

Hardwood floors

Fireplace(s)

Fireplace features: Gas Logs,  
In Family Room

2 car garage

Forced air heat

Central air conditioning

Inclusions: Dishwasher,  
Microwave

Exterior construction: Brick  
Front, Fiber Cement

Roofing: Shingle

Approximately 0.4 acre(s)

Lot size is less than 1/2 acre

Utilities present: City Sewer,  
City Water

Call agent for details on  
association fee info.

Elementary School: Durham -  
Hillandale

Middle School: Durham -  
Brogden

High School: Durham -  
Riverside

