

# 174 Aruba Lane, Manson, NC 27553

## \$569,000

- **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 \$599,000.

3 bedrooms, 2.5 bathrooms, 2,459 sq ft

MLS ID #1600692

Summer Wynds Subdivision

**LISTING AGENT:**

Faye Guin

CENTURY 21, Country Knolls Realty, Inc.

Office: 888-812-6691

**Description**

Quality new construction in exclusive gated community on Kerr Lake. Covered rocking chair front porch, formal dining, kitchen w/ bar plus breakfast area, great room, master suite on first floor, 2 br's, ba & bonus room on second floor, screened rear porch, nice level lot, private dock site & more! easy access from the triangle or Richmond.

**Features**

- Type: Single Family
- Built: 2008
- Lot Size: .62 Acres

**Schools**

- Elementary - Warren - Northside
- Middle - Warren - Warren
- High - Warren - Warren High

\*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 Offer can be withdrawn by Capital Bank at its sole discretion without prior notice.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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## \$569,000

### Features

- Single Family Property
- Status: Active
- Area: Kerr Lake
- County: Kerr Lake
- Subdivision: Summer Wynds
- Year Built: 2008
- New construction
- 3 total bedroom(s)
- 2.5 total bath(s)
- 2 total full bath(s)
- 1 total half bath(s)
- 7 total rooms
- Approximately 2459 sq. ft.
- Story and a half
- Style: Bungalow
- Master bedroom
- Living room
- Dining room
- Kitchen
- Master bedroom is 11x17.2
- Living room is 17.7x7.4
- Dining room is 12.5x11
- Kitchen is 11.9x21
- Hardwood floors
- 2 car garage
- Heating features: Heat Pump
- Cooling features: Dual Zone, Heat Pump
- Inclusions: Dishwasher, Electric Range
- Exterior construction: Fiber Cement
- Roofing: Shingle
- Lot features: Boat Dock Permit
- Located on a cul-de-sac
- Approximately 0.62 acre(s)
- Lot size is between 1/2 and 1 acre

### Interior Features

9 Ft Ceiling, Bonus Room/Finish, Great Room, Utility Room, Dining Features: Separate Dining Room, Water Heater Is: Electric, Flooring Features: Carpet, Hardwood, Vinyl, Bedroom 2 is 11.9x14.11 on Second Floor, Bedroom 3 is 13.5x12 on Second Floor, Bonus Room is 24x17 on Second Floor, Utility Room is 5.5x6 on Main Floor

### Exterior Features

Porch is 38.25x10

