



**MLS #** 2011265  
**Class** LAND  
**Property Type** Vacant  
**County** Durham  
**List Price** \$37,500  
**Address** 3895 Guess Road  
**City** Durham  
**State** NC  
**Zip** 27705  
**Status** CLOSED  
**Sale/Rent** For Sale  
**IDX Include** Y



**GENERAL**

<b>List Date</b>	6/2/2015	<b>Expire Date</b>	5/31/2016
<b>Listing Comments/Reviews</b>	Yes	<b>FIPS Code</b>	37063
<b>Subdivision</b>	Not in a Subdivision	<b>Area</b>	123 - North Durham
<b>SubArea</b>	123 - North Durham/A	<b>Inside City</b>	Yes
<b>Seller Name</b>	Gary D & Susan T Addison	<b>Commission to Buyer Agent</b>	4
<b>Comp BA</b>	%	<b>Variable Rate</b>	Yes
<b>Commission to Sub Agent</b>	6	<b>Comp SA</b>	%
<b>Property Leased</b>	No	<b>Month to Month</b>	No
<b>Directions</b>	From I-85 go north on Guess Road. Property is on the southwest corner of Guess Road and Crystal Lake Road.	<b>Road Frontage</b>	162
<b>Approximate Acres</b>	0.670	<b>Approx Lot SqFt</b>	29,165.00
<b>Cleared Acres</b>	0.00	<b>Wooded Acres</b>	0.67
<b>Lot Dimensions</b>	162.5 x 210 x 145.5 x 210	<b>Lot Number</b>	2
<b>Listing Type</b>	Exclusive Right	<b>Listings Service</b>	Entry Only
<b>Elementary School 1</b>	Durham - Holt	<b>Middle School 1</b>	Durham - School for Creative Studies
<b>High School 1</b>	Durham - Riverside	<b>Park Test</b>	No
<b>Legal Description</b>	Lot 2 Block H Plat Book 12 page 5	<b>Tax Value</b>	\$29,982.00
<b>Tax Rate</b>	1.38430	<b>Deed Restrictions</b>	None
<b>Restrictive Covenants</b>	No	<b>Appointment Phone</b>	919-414-3159
<b>Co List Agent Appt Phone</b>	919-483-0395	<b>Possession</b>	At Time Of Closing
<b>Ownership Option</b>	1	<b>Subscriber Created Text</b>	Yes
<b>Subscriber Took Photos</b>	Yes	<b>Off Market Date</b>	11/3/2015
<b>Update Date</b>	11/11/2015	<b>Status Date</b>	11/11/2015
<b>HotSheet Date</b>	11/11/2015	<b>Price Date</b>	11/11/2015
<b>Input Date</b>	6/2/2015 11:22 AM	<b>Associated Document Count</b>	0
<b>General Date</b>	11/3/2015	<b>Original Price</b>	\$37,500
<b>Days On Market</b>	154	<b>Price/ApxLotSF</b>	\$1.15

**FEATURES**

<b>Showing Instructions</b>	<b>Road Description</b>	<b>Restrictions</b>	<b>Water Supply</b>
Vacant	Public Maintenance	No Restrictions	PublicWater Nearby
<b>Topography</b>	<b>Street Paved</b>	<b>Vegetation</b>	<b>Special Circumstances</b>
Sloped	Road Frontage Description	Heavy Wood	No Special Circumstances
<b>Utilities</b>	Easement Paved	<b>Sewer/Septic</b>	
No Utilities		Public Sewer Near	

**SOLD STATUS**

<b>Contract Date</b>	11/3/2015	<b>Closing Date</b>	11/11/2015
<b>Terms of Sale</b>	CASH	<b>Sold Price</b>	\$33,500
<b>Financial Concessions</b>	None		

**REMARKS**

Gentle sloping vacant lot on the corner of Guess Road and Crystal Lake Road. The property is zoned RS-8. RS-8 requires a minimum of an 8,000 SF lot. It may be possible to split this parcel into at least two separate buildable lots.