

# ~~\$325,000~~ \$256,000!



**Tif-Sport Bermuda Summer Grass  
Golfcourse Quality Barefoot Lawn!**

3305 Edwards Ct. Greenville, NC 27858

Call Todd Barber – (252) 353-9094

[Online HTML Brochure](#)

## **Features and Facts**

- ❖ 4 Bedrooms
- ❖ 2 ½ Baths
- ❖ [Breathtaking Sunroom](#)
- ❖ New 220v Ozone [Hot Tub](#)
- ❖ Extended [Back Deck](#)
- ❖ [Hardwood Floors](#)
- ❖ Downstairs [Master](#)
- ❖ [Formal Dining](#)
- ❖ Upgraded [Kitchen](#)
- ❖ [Sunlit Breakfast Nook](#)
- ❖ [Whirlpool Master Tub](#)
- ❖ [Walk In Master Closets](#)
- ❖ [Huge Bonus 4<sup>th</sup> Bedroom](#)
- ❖ Bosch Ultraquiet Dishwasher
- ❖ Glass Top Stove
- ❖ Tiff Sport [Bermuda Grass](#)

- ❖ [Large utility room w/sink](#)
- ❖ [New gas water heater w/Instant On At Tap Function!](#) < Flash Animation
- ❖ [Keyless Front Door Entry](#)
- ❖ [Large master bedroom suite](#)
- ❖ Ceiling fans in all rooms
- ❖ Built-in microwave
- ❖ Ultra quiet disposal unit
- ❖ Attached 2 car garage with door opener and shelving
- ❖ Huge bonus pull down [attic](#)
- ❖ [Quiet, family safe street](#)
- ❖ [Located close to everything!](#)
- ❖ Owned by Physician
- ❖ [Funtastic Kids Playhouse](#)
- ❖ River Gravel Landscaping
- ❖ [Lawn Equipment Shed w/poured concrete floor](#)

## **Room Sizes**

- ❖ [Living room](#) - 16' x 18'
  - ❖ [Dining room](#) - 13' x 13"
  - ❖ [Kitchen/Nook](#) - 20" x 15"
  - ❖ [Master bedroom](#) – 19' x 16'
  - ❖ 2 Bedrooms [1,2](#) @ 13' x 12'
  - ❖ [Bonus Bedroom](#) – 23" x 12"
  - ❖ [Sunroom 12" x 12'](#)
- Total** = 2510 sq. feet

## **Schools**

- ❖ [J.H. Rose High](#)
- ❖ [E.B. Aycock Middle](#)
- ❖ [Wahl Coats Elem](#)
- ❖ [Montessori](#) (Charter)

## **Costs**

- ❖ Asking price: \$256,000
- ❖ Property taxes: \$2,900
- ❖ No association fees

## ***Tucker Estates Ideal for Your Family***



## ***Climbing Fort***



## ***Custom Tile***



## ***Porch***

## ***A Backyard With Everything You Need***



## ***Enter The Home of your Dreams***

### **Entrance Way Ensemble**



### **Foyer Entranceway**



***Enter the front with only your fingerprint! No more lost keys.***



## Fireplace relaxing in High ceiling living



## Sunlit Informal Dining



## Or be Formal with Hardwood & Elegance



## Maybe a Splash?



### ***Luxurious and Spacious Master***



### ***Spa-like master bath***



### ***Glass Shower***



### ***Doored Toilet***

### ***Walk In Closet Space!***



### ***His & Her Sinks!***

### ***And a private entrance to the Sunroom***





***Live Outdoors year 'round...Plant lover heaven.***



### ***Features and Facts***

- ❖ Gas Heat
- ❖ Temperature controlled vent Fan
- ❖ Double Transparent/Smoked roof
- ❖ Full Privacy Screens
- ❖ All outlets rated outdoors, room can be hosed down inside!
- ❖ Indoor Outdoor carpet
- ❖ Bonus A/C Window unit included in package
- ❖ Direct access to Hot Tub and Deck
- ❖ Accent Lighting & Track Lighting
- ❖ Maintenance free outdoor siding indoors & out.

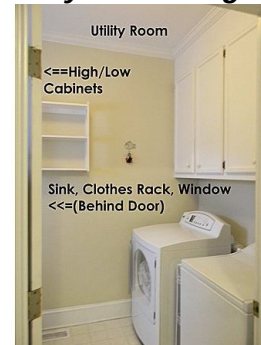
***Two car garage with kitchen door for easy groceries unloading.***

### ***Open Kitchen-be connected***



***to your Family while you cook.***

### ***Plenty of Working Space***



***In Pantry & Utility Room W/Sink & Full Cabinets***

### ***Spotless & Quiet Kitchen***



### ***Microwave & Glass Top Stove***



# Bonuses!

**Schedule a showing  
TODAY!**

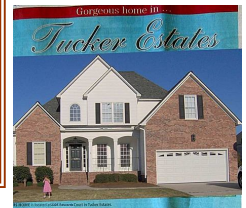
**Bedroom #2**



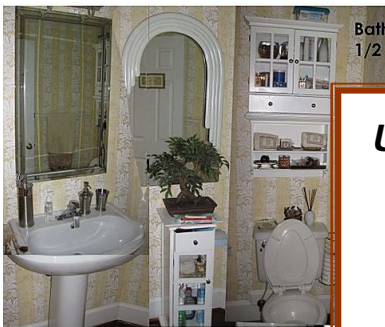
**Bedroom #3**



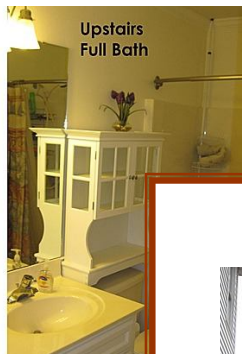
**Award Winning  
Neighborhood**



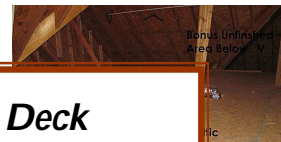
**Guest Bathroom**



**Upstairs Bathroom**



**Spacious Storage  
Attic**



**Instant  
On  
Hot  
Water**



**Lawn Shed**



**Grilling Deck**



**Bedroom #4/Bonus**



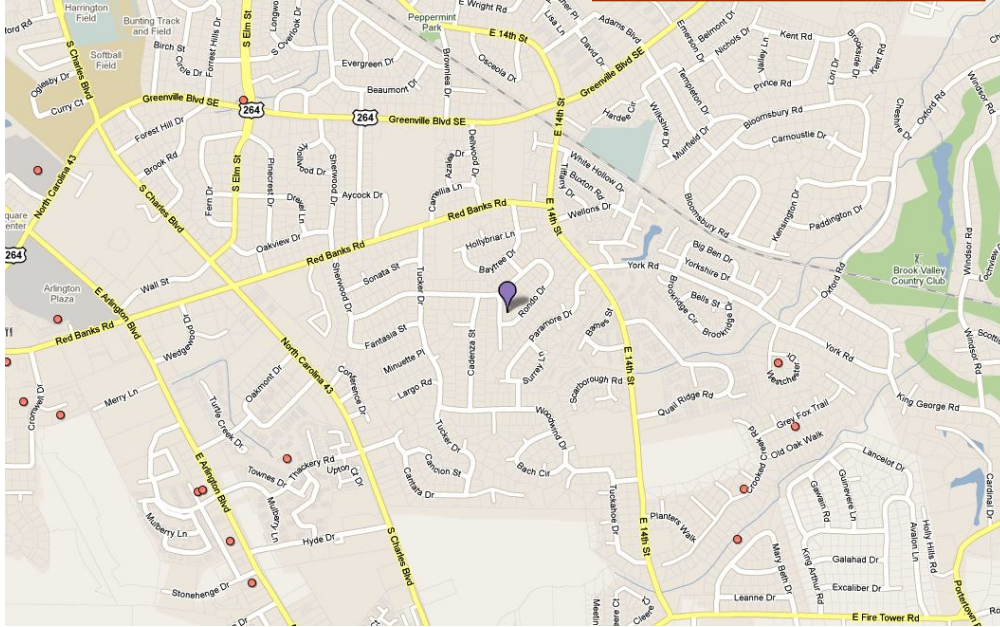
**Ultimate Sunroom**



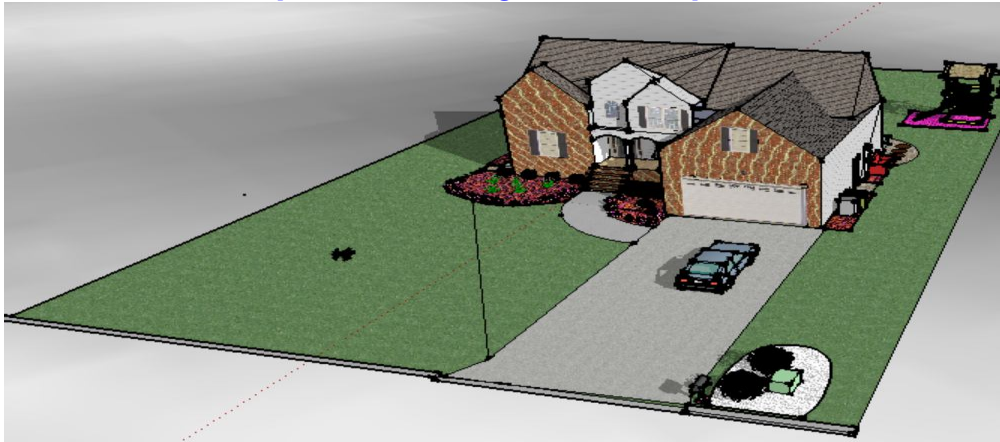


## Location Map

**Call 252-353-9094  
941-720-7549 (c)**



## [Request 3-D Google Sketch-up File](#)



**email: [reefball@reefball.com](mailto:reefball@reefball.com)**

**Call 252-353-9094  
941-720-7549 (c)**

**Legal Stuff:** The information herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification. Legal description of property is "LT 62 TUCKER EST N P" address is 3305 EDWARDS COURT GREENVILLE NC 27858-0000. Recorded Deed Book 2008, Page 40; Parcel #: 0057747. Property has been under contract for termite protection from Terminex since 2009 and contract can be transferred to new owner. House is NOT in a federal flood zone. Owners prefer closing AFTER school year finished (June 3<sup>rd</sup>, 2011). Community has deed restrictions. <http://www.toddbarber.com/3305EdwardsCourt.pdf> printable brochure online or <http://www.toddbarber.com/3305EdwardsCourt/> for the website with links to community as well as higher resolution photos.

**\*\*\*BROKERS:** Your PROTECTED: 3% IF BEFORE MLS LISTED; 2.5% AFTER\*\*

**\*\*DIRECT BUYERS:** Your protected too: come to us direct and we will give you a year of Trugreen Chemlawn Service, a year of pre-paid Terminex termite protection service and a one year home warranty insurance policy if you close with us!

**\*Pitt County Hospital System Employees OR ECU Employees:** To recognize your good credit and community contribution, if the buyer works for, or has signed contracts for future employment with Pitt County Hospital System OR ECU we will throw in a year's worth of monthly carpet cleaning OR a \$2,000 carpet allowance.

**IT'S A BUYERS MARKET...BE PICKY AND GET WHAT YOU REALLY WANT WITH LOW INTEREST RATES AND A TURNING MARKET!**

Pitt County OPIS Report 3/30/2011

