

# PROPERTY HIGHLIGHTS

197 S CLEARBROOK COURT, ANGIER



## HOA FEES & TAXES

Annual Real Estate Tax .....	\$4,269.11
Weatherford Quarterly HOA Fees .....	\$120.00

## EXTERIOR FEATURES

- Two-car garage
- 1.77 acre private lot
- Black aluminum fence
- Screened-in porch with fireplace
- Freshly stained deck
- Covered outdoor kitchen equipped with grill (conveys), sink, and seating
- Firepit area

## INTERIOR FEATURES

- Main-level guest bedroom & office
- Formal dining room
- Butler's pantry
- Spacious island
- Gourmet kitchen
- Two-tiered kitchen cabinetry
- Refrigerator, washer, & dryer convey
- Interconnected living between kitchen and living room
- Custom built ins
- Fireplace
- LVP flooring
- Owner's suite features his & hers closet
- Owner's suite fireplace
- Upgraded owner's en-suite bathroom
- 3 additional bedrooms on the second level
- Loft space

## JOHNSTON COUNTY SCHOOL DISTRICT

- **Elementary School:** Mcgees Crossroads Elementary
- **Middle School:** Mcgees Crossroads Middle
- **High School:** West Johnston High

# LOCATION HIGHLIGHTS

ANGIER



## NEARBY CITIES

- Angier (Downtown) – 2 miles
- Fuquay-Varina – 13 miles
- Lillington – 9 miles
- Clayton – 24 miles
- Garner – 26 miles
- Raleigh (Downtown) – 32 miles
- Fayetteville – 36 miles

## MEDICAL FACILITIES & HOSPITALS

- Betsy Johnson Hospital – 12 miles
- WakeMed Raleigh Campus – 34 miles
- UNC Health Johnston – 32 miles

## PARKS, RECREATION & OUTDOOR ACTIVITIES

- Jack Marley Park – 3 miles
- Raven Rock State Park – 14 miles
- Cape Fear River access points – 10–18 miles

## SHOPPING, DINING & DAILY CONVENIENCES

- Downtown Angier dining & local shops – 2 miles
- Downtown Fuquay-Varina shopping & dining districts – 13 miles
- White Oak Crossing retail center (Garner) – 27 miles

## TRAVEL & REGIONAL TRANSPORTATION

- Raleigh-Durham International Airport – 45 miles