

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

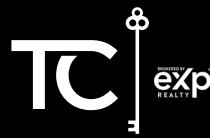
• Main-level guest bedroom & office	• Custom built ins
• Formal dining room	• Fireplace
• Butler's pantry	• LVP flooring
• Spacious island	• Owner's suite features his & hers closet
• Gourmet kitchen	• Owner's suite fireplace
• Two-tiered kitchen cabinetry	• Upgraded owner's en-suite bathroom
• Refrigerator,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