

LISTING INFORMATION:**53 Grove Point, Pittsboro, NC 27312-9494****Property Type:** Residential • **Property Sub Type:** Single Family Residence • **Lot #:** 11**County:** Chatham County • **Parcel #:** 0075718 • **New Construction:** No**Owner Name:** Jonathan Albert Lineberry & Merissa Leighann Schumacher**LOCATION, TAX & LEGAL:****Subdivision:** Magnolia Trace • **Neighborhood:****Elementary:** Pittsboro Elementary • **Middle:** George Moses Horton Middle • **High:** Northwood High**Annual Tax:** \$316,936 • **Tax Year:** 2026 • **Assessed Value:** \$3,546.13**Legal Description:** PI-11-2-MT14**City Limits:** Yes • **City Limits Of:** Pittsboro • **Restrictive Covenants:** Yes**ASSOCIATION / COMMUNITY:****Association:** Yes • **Monthly Association Fees:** \$8.33**Association 1:** Unable to Verify • **Required:** Yes • **Fee:** \$100 Annually**Association 2:** • **Required:** No • **Fee:****Association Amenities:** None**Association Fee Includes:** None**BUILDING:****Levels:** One • **Detached Living Area:** 0 • **Year Built:** 2001**Basement:** No • **Basement Features:****Structure Type:** Site Built, House • **Foundation:** Crawlspace • **Roof:** Shingle**Laundry Features:** Main Level, Laundry Closet, Inside, Washer Hookup, Electric Dryer Hookup**Attic Features:** Unfinished, Pull-Down Stairs**INTERIOR:****Bedrooms:** 3 • **Main Level Bedrooms:** Yes • **# of Main Level Bedrooms:** 3**Full Baths:** 2 • **Half Baths:** 0**Above Grade Finished Area:** 1244 • **Below Grade Finished Area:** 0**Above Grade Unfinished Area:** 0 • **Below Grade Unfinished Area:** 0**Appliances:** Dishwasher, Electric Range, Microwave, Water Heater**Fireplace:** Yes • **# Of Fireplaces:** 1 • **Fireplace Features:** Gas Log, Family Room, Gas**Interior Features:** Bathtub/Shower Combination, Cathedral Ceiling, Ceiling Fan, Chandelier, High Ceilings, Laminate Counters, Open Floorplan, Primary Downstairs, Walk-In Closet, Water Closet**Flooring:** Carpet, Wood, Hardwood, Linoleum

EXTERIOR:**Architectural Style:** Transitional • **Exterior Features:** Rain Gutters**Construction Materials:** Vinyl Siding**Private Pool (Y/N):** No • **Pool Features:** None**Private Spa (Y/N):** No • **Spa Features:** None**Patio & Porch Features:** Covered, Deck, Front Porch, Porch**Garage:** No • **Attached Garage:** No • **Garage Spaces:** 0**Carport:** No • **Carport Spaces:** 0 • **Open Parking:** Yes • **Open Parking Spaces:** 1**Parking Features:** Concrete, Driveway**LOT:****Acres:** 0.236 • **Lot Features:** Landscaped, Back Yard, Front Yard, Cul-De-Sac, Few Trees, Hardwood Trees**Other Equipment:** None • **Other Structures:** Shed • **Fencing:** None**UTILITIES:****Cooling:** Central Air, Electric • **Heating:** Central, Forced Air, Note: Unable to verify fuel source for the furnace
(Please verify with the seller)**Sewer:** Unable to Verify • **Water Source:** Unable to Verify**Additional Information for Remarks:****Items to Verify With Seller:** Please confirm HOA information with seller.**ROOMS:**

Entry/Foyer • First • 11x4

Family Room • First • 15 x 12.5

Kitchen • First • 9 x 12

Dining Room • First • 10.6x7

Primary Bedroom • First • 13.8 x 14.4

Bedroom 2 • First • 9.4 x 11.7

Bedroom 3 • First • 12 x 10.7

Storage • First • 6 x 8

Front Porch • First • 5.6 x 16

Deck • First • 16 x 16

Shed • First • 12 x 16