

address 3305 Raynor Court (Woodberry Forrest), Wilmington, NC 28409 MLS 416634
 major intersection South College Road and Pine Valley Drive (fire station on northwest corner)
 directions, [map](#) At traffic light on S. College Road, go east on Pine Valley Drive for 6 blocks (passing through Woodberry entrance), turn right on Raynor Court, home is second on left.
 property specific www.3305raynor.com
 arrange showing through agent, Tammy Suggs, Realtor/Broker 910-612-6630 (primary/mobile)
 real estate agency Century 21 Sweyer and Associates 910-256-0021 (office)
www.century21sweyer.com e-mail tsuggs@century21sweyer.com
 1630 Military Cutoff Road, Suite 110, Wilmington, NC 28403

This traditional style home is located in the sought after Woodberry Forest and sits inside a cul-de-sac. This home has 4 bedrooms and 3 full baths, all formal areas, plus a family room with a gas fireplace and built-ins and a deck off the family room. The entire first and second floors have easy-care laminate flooring (except vinyl in baths). There are many more updates including a new 30-year roof, all A/C units are new; new wind proof windows (135 mph.), new wind proof garage door; all electrical components of the irrigation system are new plus many new sprinkler heads, and more: partial list is on the next page.

reduced price	▶ 325,000 ◀	family room ² (fireplace)	21.0 x 14.0
original price	361,000	formal living room ^{B, T}	15.9 x 11.6
type	residential	formal dining room ²	14.4 x 12.3
style	traditional	kitchen (dine-in) ^{B, L, P}	20.3 x 14.6
bedrooms	4	master bedroom ^{L, D, P}	18.6 x 11.6
bathrooms	3 (full baths)	bedroom #2 ^{L, D, P}	16.3 x 10.6
garage	2 car	bedroom #3 ^{L, T, P}	13.4 x 11.1
fireplace	1 (gas log)	bedroom #4 ^{L, T, P}	11.2 x 11.3
heated sq ft	2,315	laundry room	11.9 x 05.4
lot size	0.38	Main level (1) bathroom	11.9 x 05.4
county/district	New Hanover/City of Wilmington	garage ^P	21.7 x 20.4
year built	1988: recent improvements (next page)	driveway (concrete)	double width
water, sewer	city, county respectively	deck	14.0 x 14.0

^B Bay windows, ^T TV jack (single), ^P phone jack, ^L LAN (wired local computer network in 8 rooms with hub)

^D Dual source TV connections (any two: cable, satellite TV, antenna, home security)

² Two locations in the room for LAN, dual source TV, speaker jacks & phone jacks on single small wall plate

Schools: Elementary: Holly Tree Middle: Roland Grise High: Hoggard

Exterior features: Low maintenance vinyl siding, vinyl (swing out for easy cleaning) windows, exterior doors including garage are vinyl covered (all great for coastal area), fenced-in back yard.

reduced



reduced

Picture taken April 30, 2008

Recent improvements plus, 3305 Raynor Court (Woodberry Forrest), Wilmington, NC 28409

Not your average 1988-built home

2008 • new roof (30-year architectural shingle) and • new attic fan (over the one-story area); see online floor plan at www.3305raynor.com that distinguishes between two-story and one-story/garage “buildings”

2005-2007 replaced all Heating and Air Conditioning units (i.e., both air handlers & both compressors)

- all electric components replaced including thermostats
- new attic fan (over the main, two-story area)
- supply ducting replaced; return ducting is super tight,
- all installed by FHA - Freeze Heating & Air (Trevor Patrick)

2005 • all new double-paned windows (wind-proof to 135 mph) installed by Window World, Wilmington

2005 • all new exterior (vinyl covered) doors including garage door (heavy-duty, wind-resistant)
• new door hardware and new garage door opener

2005 • all new floor covering (laminated flooring installed by Real Estate Services Co)
• The entire first and second floors have easy-care laminated flooring (except new vinyl in baths)
• 3 1/2 cases of matching laminated as well as a roll of matching linoleum on hand

2005 all baths: new vanities, sinks, sink fixtures, and super quiet fans,

2005 • all new overhead lighting & ceiling fans (Robert Boone Electric) & exterior lights
• ceiling fans in family room, all bedrooms, dining room, and kitchen's dining area
• illuminating switches for exterior lights & garage indicate lights on or off
• most outlets & wall switches replaced

2005 • Irrigation system (all professional installed)

- all electrical components replaced plus many new sprinkler heads (JT's Landscaping, other)
- new well pump & pump relay; new wiring to new control box & pump (The EWE Company, electrical/plumbing)
- new control box (All About Irrigation) & all new valves (JT's Landscaping)

2005 • all new paint on all ceilings, all interior walls, and woodwork (presents newly painted appearance) • all new blinds

2005 • most rooms wired for HD-TV (cable, off-air, and/or satellite) and computer-network (LAN) (Sountronics)
• plus two rooms with speaker connections; manage all through a central, in-house
• distribution box with amplifier (hub) for TV, LAN and phones (panel in laundry)
• eight (8) rooms are on LAN (wired local computer network)
• bedrooms 1 & 2 - dual source TV connections (cable, satellite TV, antenna, or home security) on wall plate with LAN & phone (premium channels with DirecTV require a receiver connection to a regular phone line)
• family & dining rooms - two locations for LAN, dual source TV, phone & speaker jacks on single, small wall plate

2003-2005 hearth & fireplace: • new gas log, • new custom designed & custom-made mantle plus • new screen

2005 General improvements including

- new wainscot covering in family room and matching wainscot for kitchen island

Plus noteworthy considerations

- copper wiring; copper pipe (except the water softener loop)
- since most installed equipment is new, most owners' manuals are on hand!
- fire station, 6 blocks; 2 fire hydrates within 2 blocks!
- safely tucked away, six residential blocks, from business traffic, but daily needs are nearby: within 1.63 miles are 2 supermarkets, 5 plus fast food outlets, 3 drug stores, 5 banks, 2 gas stations, a quick lube, car wash, deli, Ace Hardware, ABC Store, UPS Store, Golds Gym, and more.

The normal, builder installed, dual A/C-battery fire alarms (both levels) do convey. The added mechanical/battery only alarms do not convey; they supplement builder installed detectors when we reside in a multi-dwelling complex.

Posted by Thomas L. Grimes, homeowner, occupies home, 910-784-9327, updated May 1, 2008

The most detailed home property listing in the zip code at www.3305raynor.com