

**Bed/Bath**Address 56 Flatrock Rd Edenton GA

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Bedrooms Lower<sup>R</sup> 0 Bedrooms Main<sup>R</sup> 3 Bedrooms Upper<sup>R</sup> 0  
 Full Baths Lower<sup>R</sup> 0 Full Baths Main<sup>R</sup> 2 Full Baths Upper<sup>R</sup> 0  
 Half Baths Lower<sup>R</sup> 0 Half Baths Main<sup>R</sup> 0 Half Baths Upper<sup>R</sup> 0

System will calculate totals

**Interior****Accessibility**

- ☒ 32" Doors
- ☒ Bath Access Wheelchair
- ☐ Elevator Access Wheelchair
- ☒ Garage Van Access
- ☐ Low Door Handles
- ☐ Low Kitchen Counters
- ☐ Low Switches
- ☐ Other (See Remarks)
- ☐ Ramps
- ☐ Shower Access Wheelchair
- ☐ Stepless Entry
- ☐ Wide Hall

**Basement<sup>R</sup>**

- ☐ Bath Finished
- ☐ Bath Studded
- ☐ Block
- ☐ Boat Door
- ☐ Concrete
- ☒ Crawlspace
- ☐ Daylight
- ☒ Earthen
- ☐ Entrance - Inside
- ☐ Entrance - Outside
- ☐ Finished Rooms
- ☐ Full
- ☐ Partial
- ☐ Pier
- ☐ Slab / None

**Cooling Source<sup>R</sup>**

- ☒ Electric
- ☐ Gas
- ☐ Other (See Remarks)
- ☐ Solar

**Cooling Type<sup>R</sup>**

- ☒ Ceiling Fan
- ☐ Central
- ☒ Heat Pump
- ☐ No Cooling
- ☐ Other (See Remarks)
- ☐ Whole House Fan
- ☐ Window Units
- ☐ Zoned / Dual

**Energy Related<sup>R</sup>**

- ☐ Certified Earthcraft
- ☐ Certified Energy Wise
- ☐ Certified EnergyStar
- ☐ Certified Good Cents
- ☐ Double Pane / Thermo
- ☐ Geothermal
- ☒ Insulation - Ceiling

**Energy Related<sup>R</sup> (continued)**

- ☒ Insulation - Floors
- ☐ LEED Certified
- ☐ None
- ☒ Programmable Thermostat
- ☐ Roof Vent Fans
- ☒ Storm Doors
- ☒ Storm Windows
- ☐ Tankless Water Heater
- ☒ Water Heater - Electric
- ☐ Water Heater - Gas
- ☐ Water Heater - Solar

**Equipment**

- ☐ Alarm - Burglar
- ☐ Alarm - Carbon Monoxide
- ☒ Alarm - Smoke / Fire
- ☐ Central Vacuum
- ☒ Dryer
- ☐ Electric Air Filter
- ☐ Fire Sprinkler
- ☐ Generator
- ☐ Intercom / Radio
- ☐ Satellite Dish
- ☒ Washer
- ☐ Water Softener

**Fireplaces<sup>R</sup> 1**

Total number of fireplaces

**Fireplace Location**

- ☐ In Basement
- ☐ In Great / Family Room
- ☒ In Living Room
- ☐ In Master Bedroom
- ☐ Other (See Remarks)
- ☐ Outside

**Fireplace Type**

- ☒ Factory Built
- ☐ Gas Starter
- ☐ Masonry
- ☒ Metal
- ☐ Wood Stove

**Heating Source<sup>R</sup>**

- ☐ Electric
- ☐ Gas
- ☐ Oil
- ☐ Other (See Remarks)
- ☒ Propane
- ☐ Solar
- ☒ Wood

**Heating Type<sup>R</sup>**

- ☐ Baseboard
- ☐ Ceiling Electric
- ☐ Central
- ☐ Floor Furnace
- ☐ Floor Radiant
- ☒ Forced Air
- ☐ Heat Pump
- ☐ No Heating
- ☐ Other (See Remarks)
- ☐ Space Heater
- ☐ Steam / Hot Water
- ☐ Zoned / Dual

**Interior<sup>R</sup>**

- ☐ Attic Expandable
- ☐ Bookcases
- ☐ Cable In Street
- ☐ Cable TV Connection
- ☐ Ceilings 9' Plus
- ☐ Ceilings - Trey
- ☐ Ceilings - Vaulted
- ☐ Double Vanity
- ☐ Elevator
- ☐ Exposed Beams
- ☐ Foyer - 2 Story
- ☐ Foyer - Entrance
- ☒ Garden Tub
- ☐ Gas Logs
- ☐ Handicap Access
- ☐ Hardwood Floors
- ☐ Other (See Remarks)
- ☐ Pull Down Attic Stairs
- ☐ Rear Stairs
- ☐ Recently Renovated
- ☐ Sauna
- ☐ Separate Shower
- ☐ Skylight
- ☐ Tile Bath
- ☐ Tile Floors
- ☐ Walk-in Closet
- ☐ Wall to Wall Carpet
- ☐ Wet Bar
- ☐ Whirlpool Bath

**Kitchen / Breakfast**

- ☐ Breakfast Area
- ☐ Breakfast Bar
- ☐ Breakfast Room
- ☐ Country Kitchen
- ☒ Island
- ☐ Keeping Room
- ☐ Pantry
- ☐ Second Kitchen
- ☐ Solid Surface Counters
- ☐ Walk-in Pantry

**Kitchen Equipment<sup>R</sup>**

- ☐ Convection Oven
- ☐ Cooktop - Separate
- ☒ Dishwasher
- ☐ Double Oven
- ☐ Garbage Disposal
- ☐ Ice Maker Line
- ☐ Indoor Grill
- ☐ Microwave - Built In
- ☐ None
- ☐ Other (See Remarks)
- ☐ Oven - Wall
- ☒ Range / Oven
- ☒ Refrigerator
- ☐ Trash Compactor

**Laundry Location**

- ☐ Basement
- ☐ Garage
- ☐ Hall
- ☐ Kitchen Area
- ☒ Mud Room
- ☐ Other (See Remarks)
- ☐ Upstairs

**Laundry Type**

- ☐ Closet
- ☐ No Laundry
- ☐ Other (See Remarks)
- ☒ Room

**Rooms<sup>R</sup>**

- ☐ Bonus Room
- ☐ Den
- ☒ Dining Rm / Living Rm Combo
- ☐ Dining Rm - L Shaped
- ☒ Dining Room Seats 12+
- ☐ DR-Separate
- ☐ Exercise Room
- ☐ Family Room
- ☐ Great Room
- ☐ In-Law Suite or Apartment
- ☐ Library / Office
- ☐ Loft
- ☐ LR Separate
- ☒ Master on Main Level
- ☐ Other (See Remarks)
- ☐ Rec Room
- ☐ Roommate Plan
- ☐ Solarium / Sun Room
- ☐ Split Bedroom Plan
- ☐ Studded Bath
- ☐ Theater / Media Room
- ☐ Wine Cellar

**Water****Boathouse/Dock**

- ☐ Boathouse - 1 Slip
- ☐ Boathouse - 2 Slip
- ☐ Boathouse - 3 plus
- ☐ Covered Dock - 1 Slip
- ☐ Covered Dock - 2 Slip
- ☐ Covered Dock - 3 plus
- ☐ Dock Approval Required
- ☐ Dock Rights
- ☐ Floating Dock
- ☐ No Dock or Boathouse
- ☐ No Dock Rights
- ☐ Seawall
- ☐ Shared Dock
- ☒ Stationary Dock
- ☐ Uncovered - No Slip
- ☐ Verbal Appr Dock Permit

Feature Name Sineclair

Name of lake/river/other

Waterfront 100 FT

Estimated length

**Property Setting**

- ☐ Borders US / State Park
- ☐ Creek
- ☒ Lake
- ☐ Mountain
- ☐ Ocean / Gulf
- ☐ River

**Water Description**

- ☐ Corps of Engineers Controlled
- ☐ Deep Water Access
- ☐ Lagoon
- ☒ Lake Access
- ☐ Marsh
- ☐ Pond
- ☐ Private
- ☐ Stream / Creek / River
- ☐ Tidal
- ☒ Utility Company Controlled
- ☒ Water View
- ☒ Waterfront

<sup>R</sup> denotes required field

R17-120611



**Exterior**

Address \_\_\_\_\_

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**Construction<sup>R</sup>**

- ☒ Aluminum / Vinyl  
☐ - Brick / Frame  
☐ - Brick 3 Sided  
☐ - Brick 4 Sided  
☐ - Brick Front  
☐ - Concrete Siding  
☐ - Log  
☐ - Other (See Remarks)  
☐ - Press Board Siding  
☐ - Rough-Sawn Siding  
☐ - Steel Frame  
☐ - Stone  
☐ - Stone / Frame  
☐ - Stucco EIFS  
☐ - Stucco Real  
☐ - Stucco Unspecified  
☐ - Tabby  
☐ - Wood Siding

**Exterior**

- ☐ - Balcony  
☐ - Barn  
☒ Deck / Patio  
☐ - Dog Run / Pen  
☐ - Fenced Yard  
☐ - Garden Area  
☐ - Gas Grill  
☐ - Gazebo  
☐ - Green House  
☐ - Hot Tub  
☐ - Other (See Remarks)  
☒ Out Building  
☐ - Outdoor Kitchen  
☐ - Pool - Above Ground  
☐ - Pool - In Ground  
☐ - Pool House  
☐ - Pool Screened / Enclosed  
☒ Porch

**Other****Date of Possession<sup>R</sup>**

- ☐ - 3-7 Days after Closing  
☐ - At Closing  
☒ Negotiable  
☐ - Other (See Remarks)

**Fee Amount \$** \_\_\_\_\_

Annual association fees - see below

**Fees Include<sup>R</sup>**

- ☐ - Bldg. & Liability Insurance  
☐ - Exterior Maintenance  
☐ - Facilities Fee  
☐ - Garbage Pickup  
☐ - Grounds Maintenance  
☐ - Heating / Cooling  
☐ - Management Fee  
☐ - None  
☐ - Other (See Remarks)  
☐ - Pest Control / Termite  
☐ - Private Roads  
☐ - Reserve Fund  
☐ - Security  
☐ - Sewer  
☐ - Swimming  
☐ - Tennis  
☐ - Water

**Home Warranty<sup>R</sup>**Does seller offer a home warranty? (Y/N) ☒ N**Initiation Fee \$** \_\_\_\_\_

Association initiation fee in dollars

**Neighborhood Amenities<sup>R</sup>**

- ☐ - Airstrip  
☐ - Boat / Camper / Van Prkg  
☐ - Clubhouse  
☐ - Gated Community  
☐ - Golf Course  
☐ - Guest Lodging  
☐ - Lake  
☐ - Marina  
☐ - Neighborhood Association

<sup>R</sup> denotes required field**Exterior (continued)**

- ☐ - Screen Porch  
☐ - Sprinkler System  
☐ - Stables  
☐ - Tennis Court  
☐ - Veranda  
☐ - Water Feature  
☒ Workshop

**Lot Description<sup>R</sup>**

- ☐ - City View  
☐ - Corner  
☐ - Cul De Sac  
☐ - Golf Course  
☐ - Greenbelt  
☐ - Level Lot  
☐ - Mountain View  
☐ - None  
☐ - Open Land  
☐ - Private Backyard  
☒ Sloping  
☐ - Valley View  
☐ - Wooded

**Lot Size<sup>R</sup>**

- ☐ - Less than 1/3 Acre  
☐ - 1/3 - 1/2 Acre  
☒ 1/2 - 1 Acre  
☐ - 1 - 2 Acres  
☐ - 2 - 5 Acres  
☐ - 5 - 10 Acres  
☐ - 10 - 20 Acres  
☐ - 20 - 50 Acres  
☐ - 50 - 100 Acres  
☐ - 100 Plus Acres

**Neighborhood Amenities<sup>R</sup> (continued)**

- ☒ None  
☐ - Park  
☐ - Physical Fit Facilities  
☐ - Playground  
☐ - Pool  
☐ - Racquetball  
☐ - Retirement Community  
☐ - Security  
☐ - Sidewalks  
☐ - Stables  
☐ - Street Lights  
☐ - Swim Team  
☐ - Tennis Courts  
☐ - Tennis Team  
☐ - Underground Utilities  
☐ - Walk to Marla  
☐ - Walk to Schools  
☐ - Walk to Shopping

**Photo<sup>R</sup>**

- ☒ - Broker Will Provide Photo

☐ - No Photo Desired By Seller

Owner Initials \_\_\_\_\_

- ☐ - Under Construction

**Possible Financing**

- ☐ - 100 PCT. Financing  
☐ - 1031 Exchange  
☐ - Assume  
☐ - Cash  
☐ - Conventional  
☐ - Credit Report Required  
☐ - Exchange Considered

**Parking<sup>R</sup>**

- ☐ - 1 Car  
☐ - 2 Car  
☒ 3 Car or More  
☐ - Assigned Space  
☐ - Attached  
☐ - Auto Garage Door  
☒ Carport  
☐ - Detached  
☐ - Drive Under / Basement  
☐ - Garage  
☐ - Kitchen Level Entry  
☐ - None  
☐ - Parking Pad  
☐ - Parking Shed  
☒ RV / Boat Parking  
☐ - Side / Rear Entrance  
☒ Storage

**Roof Type**

- ☐ - Composition  
☐ - Concrete  
☐ - Copper  
☒ Metal / Steel  
☐ - Other (See Remarks)  
☐ - Slate  
☐ - Tar / Gravel  
☐ - Tile  
☐ - Tin  
☐ - Wood Shingle

**Stories<sup>R</sup>**

- ☒ 1 Story  
☐ - 1.5 Stories  
☐ - 2 Stories  
☐ - Over 2 Stories  
☐ - Multi-Level  
☐ - Split Foyer  
☐ - Split Level

**Possible Financing (continued)**

- ☐ - FHA  
☐ - FNMA Apprv  
☐ - FNMC Apprv  
☐ - GHFA Loan (GRFA)  
☐ - Lease Purchase  
☐ - Not Valid Option  
☐ - Other (See Remarks)  
☐ - Owner 1st  
☐ - Owner 2nd  
☐ - Release of Liability  
☐ - VA

**Showing Instructions<sup>R</sup>**

- ☐ - 24 Hour Access  
☐ - 9AM to 10PM  
☐ - Appt. Agent  
☐ - Appt. Owner  
☐ - Appt. Tenant  
☐ - Call Agent Only  
☐ - Caution Alarm  
☐ - Caution Pet  
☐ - Courtesy Call - Leave Msg  
☐ - Day Sleeper  
☐ - Key in Office  
☐ - Lockbox GAMLS Compatible  
☐ - Lockbox Non - GAMLS Compat  
☐ (See Private Remarks)  
☐ - See Remarks  
☐ - Special Hours  
☐ - Under Construction  
☐ - Vacant

**Style<sup>R</sup>**

- ☐ - A-Frame  
☐ - Adirondack  
☐ - Bungalow / Cottage  
☐ - Cabin  
☐ - Cape Cod  
☐ - Cluster  
☐ - Colonial  
☐ - Contemporary  
☐ - Country / Rustic  
☐ - Craftsman  
☐ - European  
☐ - French Provincial  
☐ - Mediterranean

☒ Mobile Home  
☐ - Modular Home  
 Must be permanently attached to  
 land and sold as real estate

- ☐ - Other (See Remarks)  
☐ - Ranch  
☐ - Traditional  
☐ - Tudor  
☐ - Victorian

**Water/Sewer<sup>R</sup>**

- ☐ - Community Well  
☐ - Low Flow Fixtures  
☐ - Private Sewer  
☐ - Private Water  
☒ Public Water  
☒ Septic Tank  
☐ - Sewer Connected  
☐ - Sewer in Street  
☐ - Well

Owner Initials Znr**Special Conditions**

- ☐ - Agent Owned  
☐ - Agent Related to Seller  
☐ - Bank Owned  
☐ - Corporate Relocation  
☐ - Estate Owned  
☐ - Fixer Upper  
☐ - Foreclosure  
☐ - Government Owned  
☐ - Historic  
☐ - Investor Owned  
☐ - Pre-Foreclosure  
☐ - Recently Renovated  
☐ - Rental  
☐ - Short Sale

**Above Grade Finished**

1,800 SQ FT

Estimated finished area at or above ground level

**Below Grade Finished**

0 SQ FT

Estimated finished area partially or completely below ground level

**Below Grade Unfinished**

0 SQ FT

Estimated unfinished area partially or completely below ground level

**Square Footage Source<sup>R</sup>**

(Please select only one)

- ☐ - Agent  
☐ - Appraiser  
☐ - Builder Plans  
☐ - Other (See Remarks)  
☐ - Owner / Seller  
☐ - Public Record  
☐ - Sq Ft Not Entered

System  
 will  
 calculate  
 estimated  
 Total  
 Finished  
 Area

**External References (ER)**

If this listing is referenced elsewhere you may enter source and reference ID here

ER1 Source \_\_\_\_\_ ER1 ID \_\_\_\_\_

ER2 Source \_\_\_\_\_ ER2 ID \_\_\_\_\_

External Reference Source

External Reference ID