



## BUY HOME FROM OWNER



**New!**

194 Reuben Dr, back door view



194 Reuben Drive 2BR/2BA 2 Acres \$39,500.00



188 Reuben Drive, 2BR/1BA, 1.5 Acres \$29,500.00

**\$39,500**

194 Reuben Dr. looking out front door



### Address

194 Reuben Drive, Statesville, North Carolina, 28677

### ABOUT HOME

Owner is willing to accept reasonable offers, am leaving the area and need to liquidate assets. Great investment property !!!

Unit is currently rented for \$495.00 a month. This is a two bedroom, two bath, center kitchen 1989 Masonite Mobile Home. This home sits 350 feet back on a heavily wooded two acre lot. New carpet has been installed in the living room. This unit is being sold "AS IS" The well is a 6", 170' deep with new sub pump and new pressure tank. Everything works in this home. The price is lower than market value in the area to insure a quick sale. We also hold a two bedroom, one bath unit next door on a 1 1/2 acre lot that also may be purchased for an additional \$29,500.00 This unit is also being sold "AS IS". \$69,000.00 can buy you both homes and 3 1/2 acres of land. The second unit is currently rented for \$450.00 a month. This gives a positive cash flow of \$945.00 per month. \$11,340.00 per year.

### PROPERTY DETAILS

Sq. Footage: 980  
# of Floors: 1  
# of Bedrooms: 2  
# of Bathrooms: 2  
Year Built: 1989

If you like this house, call its owner by telephone (704)660-4078 or leave him message. With him you may on all agree. Without go-betweens. Without comission.

### Contact Information

Contact: Glen Westbrook  
Phone: (704)660-4078  
Phone: (704)871-2252

Email:

All information is deemed reliable but is not guaranteed and should be independently verified.

When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.