



# Powell

## COMMUNITY INFORMATION

Powell offers exceptional value in Central North Carolina with its prime location and spacious townhome designs. Ideally situated between the charming town of Angier and historic Lillington, this thoughtfully planned community features two-story townhomes with 3 to 4 bedrooms, 2.5 baths, and the option of a 1- or 2-car garage. Residents enjoy a variety of community amenities, including a pool, playground, pet area, and scenic walking trails. Conveniently located off NC Highway 210, and with the NC 55 Bypass on the horizon, Powell provides easy access to everyday essentials and seamless commutes to major employers. Outdoor enthusiasts will love being close to top recreational spots like Jack Marley Park, Keith Hills Golf Club, Carroll Howard Johnson Environmental Park, and Raven Rock State Park—all within a 1.5-mile radius. Plus, Harnett County's schools are just around the corner, making Powell a perfect place to call home.

### AREA AMENITIES

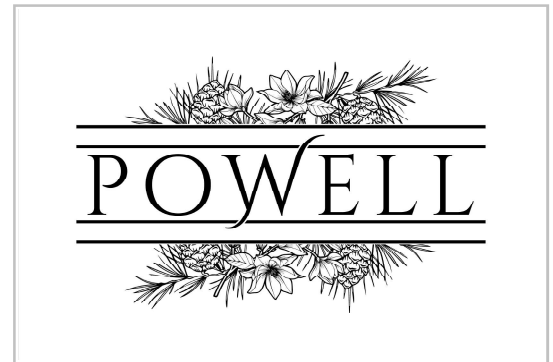
- Grocery Stores/Pharmacies
  - Food Lion (3.6 mi)
  - Dollar General (3.8 mi)
  - Walgreens (4.0 mi)
- Restaurants
  - Zaxby's (3.4 mi)
  - Mi Casita (3.5 mi)
  - Giuseppe's (4.2 mi)
  - Sweet Magnolia's Deli (5.1 mi)
- Shopping
  - Sexton Commons (11.2 mi)
  - Holly Springs Towne Center (17.0 mi)
  - Crabtree Valley Mall (32.8 mi)
- Airport
  - RDU (36.2 mi)
- Fire Departments
  - Angier & Black River Fire Dept. (4.4 mi)
- Parks & Recreation
  - Neill's Creek Park (1.4 mi)
  - Jack Marley Park (4.3 mi)
  - Lillington Botanical Trail (5.8 mi)
  - Raven Rock State Park (14.5 mi)
- Hospitals
  - Central Harnett Hospital (4.1 mi)
  - Angier Medical Park (4.8 mi)
  - Betsy Johnson Hospital (16.5 mi)
  - WakeMed Cary (22.8 mi)
- Campbell University (6.3 mi)
- Fort Bragg (30.8 mi)
- Lenovo Center (34.0 mi)
- Beach - Wilmington (131 mi)
- Mountains - Boone (195 mi)

### COMMUNITY SCHOOLS

- LaFayette Elementary  
www.harnett.k12.nc.us/o/le  
919-552-4353
- Harnett Central Middle  
www.harnett.k12.nc.us/o/hcm  
919-639-6000
- Harnett Central High  
www.harnett.k12.nc.us/o/hch  
919-639-6161

### UTILITIES??

Internet/Phone/Cable	Spectrum   877-463-0677
Mail Set-Up	US Post Office(27526)   800-275-8777
Electric Company	Duke/Progress Energy   800-777-9898
Garbage Collection	Carolina Trash   919-980-1448
Water Company	Harnett Regional Water   910-893-7575
Gas Company	Piedmont Natural Gas   800-752-7504



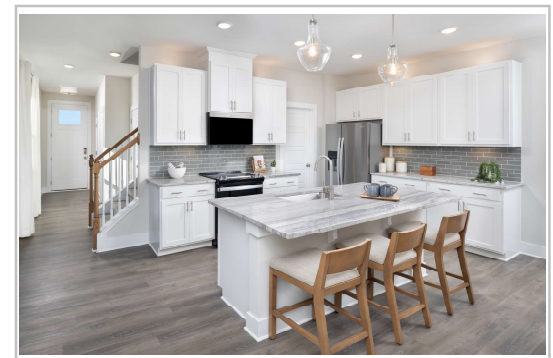
### HOA MANAGEMENT COMPANY

#### Charleston Management

Sarah Brown Dooley  
Community Manager  
812 Salem Woods Drive, #101, Raleigh, NC 27615  
Phone: (919) 847-3003  
Email: sdooley@charlestonmanagement.com  
Website: www.charlestonmanagement.com

### HOA ASSOCIATION DUES

\$1,476/year (\$123/month)



### COUNTY TAX RATE

1.11

SALES CENTER ADDRESS: 11 Ara Court, Angier, NC 27501

SALES CENTER PHONE NUMBER: (984) 367-4554

DISCOVER THE MATTAMY WAY AT [www.mattamyhomes.com](http://www.mattamyhomes.com)



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