

Welcome to Taberna

Beautiful & Spacious Back Yard!
Private Location & Elegant Landscaping

**401 Mellen Court
New Bern, NC**

**MLS:
List Price
\$319,900**



DESCRIPTION:

Located in beautiful Taberna, offering miles of bike paths, as well as a canoe dock for all residents. Taberna Country Club memberships are optional, and include an 18-hole Championship Golf Course, Jr. Olympic size pool, Lighted Tennis Courts, and beautiful Clubhouse for dining/

PROPERTY FEATURES:

- Bright Open Floor Plan with soft-pillars welcome you to this lovely split-bedroom home.
- Beautiful Hardwood floors in Kitchen, Breakfast Room, and Dining Room.
- Spacious Bonus Room on upper level with separate half bath
- Welcoming Front porch with ceiling fan.
- Beautiful, private location on cul-de-sac, backing to wooded area, offering a spacious back yard and separate storage shed.
- Lovely Screened Porch with stamped concrete floor, offering beautiful views of nature!
- Lighted ceiling fans
- Master Bedroom window treatments do not convey
- Taberna Homeowners Fee \$235



CONTACT INFORMATION:

Dianne Dunn &
Team New Bern



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Taberna Community Information



Compliments of Dianne Dunn and Team New Bern

In Switzerland, “Taberna” translates to “place of hospitality”. Taberna was the original name of Bern, Switzerland, (New Bern, North Carolina’s sister city), prior to its founding in 1191. It is now the name of New Bern’s newest golfing community - a friendly place, rich with good neighbors. Lovely custom Homes, townhouses and patio homes will blend into the environment surrounding Taberna’s “centerpiece”, an 18 hole championship golf course, designed by Jim Lipe, Senior Design Associate for the Jack Nicklaus Design Group.

Taberna is edged by two creeks, and the beauty of the community, with its abundant wildlife, can be enjoyed by strolling along the pedestrian loop or paddling down the Brice’s Creek canoe trails.

Taberna Country Club:

(Optional Membership, Pool, Tennis,
Dinner/Lunch Reservations) 634-1600

Taberna Pro Shop:

514-2854
Golf Pro: Scot Campbell
18-hole Golf Course, Par 72
Yardage: Blue 6917, White 6443, Gold 6097, Red 5113

Membership Fees:

Initiation Fee (Full Club):	Family	\$7,500
	Individual	\$5,000
Monthly Dues:	Family	\$250/mo.
	Individual	\$197/mo.

Initiation Fee (Social):	Family	\$3,500
	Individual	\$2,500
Monthly Dues:	Family	\$115/mo.
	Individual	\$90/mo.

Trail Fees: (personal cart owner)	Family	\$1,748/yr.
	Individual	\$1,650/yr.

Property Owners Association (POA): \$235/year

Includes maintenance of entrance, Taberna Park, Lake, and all other common areas. (Add'l \$25/yr for all lakefront lots in Phase 1)

Services:

City of New Bern (Water, Electric, Trash & Recycling)	636-4001
Sprint Telephone	633-9011
Suddenlink Communications (Cable TV)	638-3121

Trash and Recycling - Same as the county-wide program, once a week (Tuesdays)

TV Satellite Dishes - Allowed with a limit of 24" in size.

Leash Law: City of New Bern. Dogs to be on leashes at all times when off their own property.

Fences: Allowed in back yards from the side-house line, and must be approved by the POA (Property Owners Association).

Property Taxes - Taberna residents pay Craven County Tax and City of New Bern:

2006 Tax Rate for Real Estate: .61 cents per \$100 of tax value for the County, and .505 cents per \$100 for City of New Bern.
Total: \$1.12 per \$100 of tax value

Craven County Schools for Taberna Students:

K through grade 5: Creekside Elementary School— 514-6431

Grades 6 - 8: H. J. MacDonald Middle School — 3127 Elizabeth Ave., New Bern, 514-6450

Grades 9 - 12: New Bern High School — 4200 Academic Dr, New Bern 514-6400

North Carolina Taxes:

The North Carolina Department of Revenue Website is:
www.dor.state.nc.us/DOR/

NOTE: Information above is for information purposes only, and not guaranteed to be currently accurate by Listing Company or Agent Dianne Dunn