



MLS #: 1978953
Status: CONTINGENT
 314 Bickett Boulevard
Unit # / NC 27608
 Raleigh
Area 001 - Raleigh/C
 (City Limits Of): Raleigh
Subd: Roanoke Park
Listing Exclusive **Listings Service** Other
Nghbd:

RESIDENTIAL



DOM: 7 **LP:** \$457,500
CDOM: 7 **SP:**
Pending Date
Contingent Date 11/21/2014
Due Diligence Exp Date 12/12/2014
Contingent Addendum No
Est/Closing 1/7/2015
Listings OT

Listing	EA	Listings Service	
Possession:	Negotiable	Prospect	No

Total Rooms: and

School Information

El 1: Wake - Underwood El 2:
 Mi 1: Wake - Daniels Mi 2:
 Hi 1: Wake - Broughton Hi 2:

Directions

Glenwood Ave or Capital Blvd to Fairview Rd to South on Bickett Blvd near Roanoke neighborhood Park.

Remarks

A bungalow is reborn in a National Register, not local, Historic district minutes from downtown. Walk to Roanoke Park and Five Points. A Family Room, new Kitchen, half bath and upstairs MBR with 2 closets, one a W/I, were added in 2003/5. A 4th BR, large Bonus Room, bigger Front Porch were completed 2014. Options include in-law suite, office, guest room for using the original 2 BRs and a rebuilt full bath. FR opens onto big patio, fenced grassy lawn with storage shed. Off-street parking.

Measurements- Lot/House/Rooms

Lot Size: 0.15 Lot Dim: see survey
 Living Area: 2,311 (Above Grade) 2,311 (Below Grade) 0
 Other Area: 80 (Above Grade) 80 (Below Grade) 0
 Bedrms 4 Full Baths 2 Half Baths 1 # of Rooms 9

Agent Remarks

Street appearance completely transformed with addition of full front porch and second floor 4 window gable. Fireplace decorative, chimney removed. Shared driveway agreement permits parking on 314 side. House to right being replaced by 3000 sqft new home. Info available on request. Roanoke National Register Historic District does not require historic approval of exterior changes.

Living Area- Room Dim/Levels

Entry Hall:		Master BR:	18.5x12.4	Second	
Living:	14X13	Main	Bdr 2:	13x10.7	Main
Dining:	9.6X8	Main	Bdr 3:	11.7x9.4	Main
Family:	16.5X12.3	Main	Bdr 4:	16x12	Second
Office/Study:			Bdr 5:		
Kitchen:	13x11	Main	Utility:	7x6	Second
Breakfast:			Bonus:	16.3x14	Second

General Information

Year Built: 1942 New Const: No Framed: Est Fin Date:
 Builder Name:
 Seller Name: Griffith Lot 111/112
 Property Leased: No Month to Month: Lease

Other Area-Room Dim Levels

Garage:		Deck:	
Carport:		Scr Porch:	
Storage:		Basement:	No
Porch:	27x8.5	DET	10X8
Patio:	27x12		Main

Public Data, Taxes, Financing

Tax Value \$317,189.00
 TxMpBIPILt Oil/Gas Rights Severed?
 Legal Desc LOT 111 & 112 HAYES BARTON EXT
 PIN # 1704663199
 Zoning
 HUD Compliant Sr Housing
 Financing New Needed
 Financial Comments
 Assumption No Assumption

Home Owner Association

Mgmt Co 1:
 Fees \$: \$0.00 / -Req:
 Mgmt Co 2:
 Fees \$: \$0.00 / -Req:
 Restrictive Covenants: No Total HOA Dues:
 HO Fees Include None Known

Listing Agent

R11298 Peter A Rumsey - PrfPh: (919) 971-4118 Lic# 53071
 71330 Allen Tate Co. Inc. - OFC: (919) 719-2900
 Co-List: R2668 Debra L Smith - PrfPh: (919) 349-0918

Showing Instructions

Hours Notice for Showing
 Showing Instructions Combo LB
 Appointment Phone 919-595-8989

Compensation

Buyer Agent: 2.4 /
 Sub Agent: 0 / %
 Variable Rate: No



Features

A/C Dual Zone A/C, Heat Pump
Attic Description Walk In
Basement Description No Basement
Bath Features Ceramic Bath Wall, Tub/ Sep Shower
Design 1.5 Story
Dining Living/Dining Room
Exterior Features Fenced Yard, National Historic Desg, Patio, Porch, Private Fence, Storage Shed
Exterior Finish Aluminum, Fiber Cement
Fireplace Description In Living Room
Foundation Other Foundation
Fuel Heat Electric Fuel, Natural Gas
Heating Dual Zone Heat, Heat Pump
Interior Features 9 Ft Ceiling, Bookshelves, Ceiling Fan, Granite Counter Tops, Walk in Closet

Lot Description Garden Area, Landscaped
Other Rooms 1st Floor Bedroom, Bonus Room/Finish, Family Room, In-Law Suite main floor, Separate Living room, Utility Room
Parking DW/Concrete, Street Parking
Property Type Detached
Construction Type Site Built
Ownership Type Other (SFH incl)
Property Description Single Family

Roof Shingle
Style Bungalow, Transitional
Washer Dryer Location 2nd Floor
Water/Sewer City Sewer, City Water
Water Body Name
Waterfront Access
Approx Ft of Wtr Frontage
Waterfront Type

Selling Information

SA: **R72296** Hilary F Stokes - PrfPh: (919) 621-2252
 SO: **71330** Allen Tate Co. Inc. - OFC: (919) 719-2900

Contingent Date **11/21/2014**
 Pending Date
 Est/Closing Date **1/7/2015**

Sold Price
 Financial Concessions
 Terms of Sale
 Other Concessions
 Selling Information