



**1216 Brookside Drive**  
 Raleigh, NC 27604  
 Subdiv Not in a Subdivision  
 Seller Name Marina Beth Lucas  
 YrBlt 1952  
 Nbrhd

Virtual Tour

SubArea 001/D  
 Listing Type EA  
 Listings Service OT  
 Sold Price  
 VarRate No

Est/Closing Date: 2/24/2015

**School Information**

**Elementary School 1** Wake - Conn  
**Elementary School 2**  
**Middle School 1** Wake - Daniels  
**Middle School 2**  
**High School 1** Wake - Broughton  
**High School 2**  
**Directions** From Krispy Kreme at corner of Peace and N Person Streets, either (1) take N Boundary St east through Historic Oakwood, which becomes Brookside Dr at the Oakwood Cemetery. Go past Dog Park.

**Remarks** Escape to this enchanted, updated cottage hidden in plain sight on 0.37 scenic acres near the Oakwood Dog Park and Conn School. Relax outdoors on two porches (one screened) and the back deck. Indoors, enjoy the bright, open floor plan, remodeled kitchen & bath, HW floors, new windows. Total area is 1,303 sqft. Living Area of 1,091 sqft excludes 212 sqft sunroom, laundry and 2nd bath all finished and/or added in 2004 but apparently not permitted. Yard includes parking, play spaces, wired shed.

**Rooms/Sqft Information**

<b>Living Area Above Grade</b> 1,091	<b>Living Area Below Grade</b> 0	<b>Total Living Area SqFt</b> 1,091
<b>Other Area Above Grade</b> 212	<b>Other Area Below Grade</b> 0	<b>Total Other Area SqFt</b> 212
<b># of Rooms</b> 6	<b>Bedrooms</b> 2	<b>Full Baths</b> 2
		<b>Half Baths</b> 0

**Living Area- Room Dim/Levels**

<b>Entry Hall:</b> /	<b>Office/Study:</b> /	<b>Master BR:</b> 16.2x10.5 / Main	<b>BR 5:</b> /
<b>Living:</b> /	<b>Kitchen:</b> 11.6x10 / Main	<b>BR 2:</b> 13.7x12.8 / Main	<b>Utility:</b> /
<b>Dining:</b> 10x8 / Main	<b>Breakfast:</b> /	<b>BR 3:</b> /	<b>Bonus:</b> /
<b>Family:</b> 19.8x13.2 / Main	<b>SUN ROOM:</b> 11.7x9.6 / Main	<b>BR 4:</b> /	/

**Other Area- Room Dim/Levels**

<b>Garage:</b> /	<b>Storage:</b> /	<b>Patio:</b> /	<b>Screened Porch:</b> 12x12 / Main
<b>Carport:</b> /	<b>Porch:</b> 22X6 / Main	<b>Deck:</b> 14X8.5M / Main	<b>DET WKSHOP:</b> 14.5X10.5 / Main

**General Information**

<b>Lot Dim:</b> 77x3x153x143x160	<b>Lot #:</b> 2	<b>Approx Acres:</b> 0.37	<b>Zoning:</b>
<b>New Construction:</b> No	<b>Framed:</b>	<b>Est Fin Date:</b>	<b>Garage:</b> 0
<b>Builder's Name:</b>	<b>HUD Compliant Sr Housing:</b>		<b>Restrictive Covenants:</b> No
HOA 1 Mgmt	HOA 1 Fees \$ 0.00	/ HOA 1 Fees Required	<b>Ownership:</b>
HOA 2 Mgmt	HOA 2 Fees \$ 0.00	/ HOA 2 Fees Required	<b>Pri. Res:</b> No
			<b>Total HOA Dues:</b>

**Financing & Taxes**

<b>Tax Value</b> \$165,076.00	<b>Tax Rate</b> 0.99000	<b>Tax Map/Blk/Prcl/Lot</b>	<b>Oil/Gas Rights Severed?</b>
-------------------------------	-------------------------	-----------------------------	--------------------------------

**Financial Comments**

**Legal Description** LO2 RCMB PROP BLEW & BRADSHER BM2000-02255 **PIN #** 1714144672

**Features**

<b>Design</b> One Story	<b>Exterior Features</b> Covered Porch, Deck, Detached Workshop, Insulated Windows, Screen Porch, Storage Shed
<b>Property Type</b> Detached	<b>Style</b> Bungalow, Traditional
<b>Property Description</b> Single Family	<b>Basement</b> No
<b>Ownership Type</b> Other (SFH incl)	<b>Foundation</b> Crawl Space
<b>Construction Type</b> Site Built	<b>Flooring</b> Hardwood, Tile Floor
<b>Acres</b> 0-.25 Acres	<b>Heating</b> Forced Air
<b>Exterior Finish</b> Vinyl Ext	<b>Water Heater</b> Gas
<b>Roof</b> Shingle	<b>Water/Sewer</b> City Sewer, City Water
<b>A/C</b> Central Air	<b>Parking</b> 1 Carport, DW/Gravel, Parking Pad
<b>Fuel Heat</b> Natural Gas	<b>Financing</b> New Needed
<b>Fireplace Description</b> Gas Logs, In Family Room	<b>Dining</b> Eat-in Kitchen, Kitchen/Dining Room
<b>Lot Description</b> Garden Area, Landscaped	<b>Washer Dryer Location</b> 1st Floor
<b>HO Fees Include</b> None Known	<b>Interior Features</b> Ceiling Fan
<b>Assumption</b> No Assumption	<b>Attic Description</b> Pull Down
<b>Other Rooms</b> 1st Floor Bedroom, Family Room, Sun Room	

**Showing Instructions**

**Show Instructions:** Combo LB

**LA:** R11298 **Peter A Rumsey - PrfPh:** (919) 971-4118  
**LO:** 71330 **Allen Tate Co. Inc. - OFC:** (919) 719-2900

**Lic #:** 53071

**Appointment Phone** 919-595-8989

**Co-LA:**  
**Comp BA:** 2.4% **Comp SA:** 0%

**Possession** Immediate  
**CDOM** 15  
**DOM** 15  
**Prospect Exempt** No

## Waterfront

Waterfront Type  
Water Body Name

Waterfront Access  
Approx Ft of Wtr Frontage

## Comparable Information

Sale Agent: 83109 / Steven D Elliot - PrtPh: (919) 830-7540

Sale Office: 73702 /Fathom Realty NC, LLC - OFC: (919) 987-2014

Contract Date: 1/31/2015

Selling Info:

Financial Concessions (CC):

Other Concessions:

Special Circumstances:

Terms

Sold Price

Closing Date 2/24/2015

Contingent Addendum No

Due Diligence Exp Date 2/14/2015

## Agent Only Remarks

The seller is willing to sell most appliances and furnishings found in the house. Seller's late husband oversaw improvements which in 2004 finished an existing 212 sqft unheated area now a sunroom, 2nd bath and laundry at the south end of the house. City unable to locate permits for work. Fireplace is decorative.