

1909127

Active

Residential

LP: \$ 350,000



Property Leased: N

713 Dorothea Drive  
Raleigh, NC 27603 (City limits of: Raleigh)  
Media: 25 VT: No  
Subdivision: Boylan Heights  
Seller's Name: Cook

Yr Blt: 1920  
Nbrhd: Downtown

Area/Sub: 001/B  
List Type: ER  
SP:  
Closed Dt:

School Information

Elementary 1: Wake - Wiley  
Middle 1: Wake - Daniels  
High 1: Wake - Broughton  
Elementary 2:  
Middle 2:  
High 2:

Directions: Western or Hillsborough St to S. Boylan Ave. East on W. South St. R/on Florence. R/on Dorothea which is one-way west only in 700 block. Be sure to see homes being built or renovated in 600 block.

Remarks: A Craftsman style masterpiece, an urban jewel, also a jewel box, offering 7 bonus spaces to indulge your passions. These include a sun room, office, garage/workshop, drum/art studio, daylight basement. Great location. Walk/bike downtown, Dix, Farmers Market, colleges, universities, Pullen Park. HVAC, roof new in 2012. Historic district. Note new and renovated homes in 600 block.

Rooms / SqFt Information

Living Area Above Grade: 1293 Below Grade: 0 Total: 1293  
Other Area Above Grade: 310 Below Grade: 248 Total: 558  
# Rooms: 6 Beds: 2 Full Baths: 1 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: Office/Study: 11.6x8.3 / Main Master BR: 13.2x11.6 / Main Bedroom 5:  
Living: 19.2x11.6 / Main Kitchen: 15x10.8 / Main Bedroom 2: 13.3x10.9 / Main Utility:  
Dining: 13.2x11.4 / Main Breakfast: Bedroom 3: Bonus:  
Family: Bedroom 4: Hall: 13.8x3.5 / Main

Other Area-Room Dim/Levels

Garage: 19x10 / Main Storage: Patio: Scrnd Porch:  
Carport: Porch: 20x6 / Main Deck: 22x22 / Main DrumStudio: 12x10/Main  
Workshop : 16x13/Basement

General Information

Lot Dim: 51x141x60x151 Lot #: 0 Appx Acres: 0.19 Foundation: Basement Zoning:  
New Construction: No Framed: Est Fin Date: Restrictive Covenants: N  
Builders Name: HUD Compliant Senior Housing: Ownership: Primary Residence: N  
HOA Mgmt: HOA Fees 1: \$0 HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$284,087 Tax Rate: 0.9100 TM/BK/PAR/LT or Deed Page:  
Financial Comments: New needed. Submit pre-qual letter with offers, please.  
Legal Desc: SURV ALLEN F CURRENS & LOUISE H ANDERSON Pin #: 1703352898

Features

Design: One Story Exterior Deck, Detached Workshop, HistArea/Hse, Porch  
Property Type: Detached Features:  
Construction Type: Site built (Stick)  
Acres: 0-.25 Acres  
Exterior Wood  
Finish:  
Roof: Shingle, Roof Age 0-5 Years Style: Bungalow, Craftsman  
A/C: Central Air, A/C Age 0-3 Years Basement Daylight, Inside Entrance, Workshop, Partitioned  
Fuel-Heat: Natural Gas Desc:  
Fireplace In Living Room  
Desc:  
Lot Desc:  
Flooring: Hardwood, Tile  
Heating: Forced Air, Heat Age 0-3 Yrs  
Water Heater: Gas  
Water/Sewer: City Sewer, City Water  
Parking: DW/Earth, 1 Garage, Detached  
Financing: Conventional, New Needed  
Dining: Separate Dining Room, Eat-in Kitchen  
Washer/Dryer Basement  
Loc:  
Interior 9 Ft Ceiling, Bookshelves, CerBth Wall, Garage Shop, Attic Pull Down,  
Features: Basement Shop, Ceiling Fan, Solid Surface Counter Tops  
Assumption: No Assumption  
Other 1st Floor Bedroom, 1st Floor Master Bedroom, Separate Livingroom,  
Rooms: Workshop, Sun Room, Office, Nursery  
Equip Refrigerator, Dishwasher, Washer, Dryer, Gas Range  
/Appl:  
Accessibility: Level Flooring  
Green  
Green Certs:  
Green Building HERS Rating: High Perform. Home:

Showing Instructions

Show Instruct: , Vacant  
List Agent: R11298/ Peter Rumsey Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989  
List Office: 71330 / Allen Tate Co. Inc. Office Phone: 919-719-2900  
Co List Agent: r72296 Hilary Stokes CoList Agent Ph: 919-621-2252 CoList Appt Ph: 919-595-8989  
Comm to Buy Agt: 2.4/ %/ N Comm to Sub Agt: 0/ %/ N LADOM: 1 CDOM: 1  
List Type: ER-Exclusive Right Possession: ATC PE: No

**Waterfront**

**Waterfront Type:**

**Waterfront Access:**

**Water Body Name:**

**Approx Ft of Water Frontage:**

**Waterfront Characteristics:**

**Comparable Information**

**Sale Agent:**

**SA Phone:**

**Terms:**

**Sale Office:**

**SO Phone:**

**Sold Price:**

**Pending Date:**

**Est Closing Dt:**

**Sold Dt:**

**Selling Info:**

**Financial Concessions (CC):**

**Other Concessions:**

**Special Circumstances:**

**Agent Only Remarks**

See Directions about 700 block of Dorothea being one-way. Be sure to see new and renovated homes in 600 block which is two way. Floor plan, neighborhood info and flyer at Tempo DOCS and [www.peterRumsey.com](http://www.peterRumsey.com). Boylan Heights neighborhood info at [BoylanHeights.org](http://BoylanHeights.org). Sellers live in new house that backs onto Dorothea across the street.

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**\*\*Information deemed RELIABLE but not GUARANTEED\*\***

Date: 09/02/2013