

1873182

Active

Residential

LP: \$ 329,500



Property Leased: N

625 E Franklin Street
Raleigh, NC 27604 (City limits of: Raleigh)
Media: 25 VT: No
Subdivision: Historic Oakwood
Seller's Name: Hsu & Butler

Yr Blt: 1930
Nbrhd:

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

School Information

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

Directions: Peace Street east passed Seaboard shops and NC architects building. L/on N Person St at Krispy Kreme. R/on E Franklin at Nicoles Art Gallery, Oak City Cycling & Rapid Fitness.

Remarks: Loft-like openness in a remodeled classic bungalow. 2 owner suites. Open kitchen/FR plus LR and DR. Great expansion potential. Big concrete drive. Sellers are a designer couple who purchased home in 2005 when undergoing major rehab. Located in scenic national historic district that overlays and extends beyond local Oakwood historic district. Covered back porch. Walk everywhere.

Rooms / SqFt Information

Living Area Above Grade: 1508 Below Grade: 0 Total: 1508
Other Area Above Grade: 0 Below Grade: 120 Total: 120
Rooms: 6 Beds: 2 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 6x9.4 / Main Office/Study: Master BR: 14x14.1 / Main Bedroom 5:
Living: 15x12.5 / Main Kitchen: 12.2x11.9 / Main Bedroom 2: 13.5x14.2 / Main Utility:
Dining: 11.7x12.5 / Main Breakfast: Bedroom 3: Bonus:
Family: 13.1x12 / Main Laundry: 5x7.3 / Main Bedroom 4: Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: Scrnd Porch:
Carport: Porch: 9x33 / Main Deck: 20x13 / Main Back porch: 10x13/Main
Basement : 10x12/Basement

General Information

Lot Dim: 53x150 Lot #: 161 Appx Acres: 0.18 Foundation: Brick Zoning:
New Construction: No Framed: Est Fin Date: Restrictive Covenants: N
Builders Name: HUD Compliant Senior Housing:
HOA Mgmt: HOA Fees 1: \$0 Ownership: Year Primary Residence: Y
HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$307,887 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page:
Financial Comments: Preapproval with offer please
Legal Desc: LO161 Oakdale Sub BM1885-00131 Pin #: 1714020760

Features

Design: One Story Exterior Deck, HistArea/Hse
Property Type: Detached Features:
Construction Type: Site built (Stick)
Acres: 0-.25 Acres
Exterior Wood
Finish:
Roof: Shingle Style: Bungalow
A/C: Central Air Basement Outside Entrance, Partial, Unfinished, See Remarks
Fuel-Heat: Natural Gas Desc:
Fireplace In Living Room, See Remarks
Desc:
Lot Desc: Flooring: Slatestone, Wood, Carpet, Hardwood
Heating: Forced Air
Water Heater: Electric
Water/Sewer: City Sewer, City Water
Parking: DW/Concrete, See Remarks
Financing: New Needed
Dining: Living/Dining Room, See Remarks
Washer/Dryer 1st Floor
Loc:
Interior 10Ft+ Ceiling, Attic Pull Down, Bath/Tub, Bath/Shower, Ceiling Fan, CerBth
Features: Wall, W.I. Closet, Wind. Treat, Solid Surface Counter Tops, Walk In Attic

Equip Dishwasher, Refrigerator, Gas Range, W/D Stack Unit
/Appl:

Accessibility: See Remarks

Green

Green Certs:

Green Building HERS Rating:

Showing Instructions

Show Instruct: Hours of Notice: 0, Combo LB

List Agent: R11298/ Peter Rumsey

List Office: 71330 / Allen Tate Co. Inc.

Co List Agent: R26680 / Debra Smith

Comm to Buy Agt: 2.4/ %/ N

List Type: ER-Exclusive Right

Agent Phone: 919-971-4118

Office Phone: 919-719-2900

CoList Agent Ph: 919-346-8146

Comm to Sub Agt: 0/ %/ N

Possession: ATC

Agent Appt Ph: 919-595-8989

CoList Appt Ph: 919-595-8989

LADOM: 2 CDOM: 2

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

Flyer, floor plan and historic district maps posted in Docs and at www.peterRumsey.com. Fireplace is decorative. Property line runs close to right side of concrete driveway near adjacent yellow house. Property is in Oakwood national historic district, but is NOT in local district that requires approval for exterior modifications.

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

Date: 02/10/2013