

1886832

Active

Residential

LP: \$ 335,000



Property Leased: N

600 Leonidas Court  
Raleigh, NC 27604 (City limits of: Raleigh)  
Media: 25 VT: No  
Subdivision: Historic Oakwood  
Seller's Name: Olson

Yr Blt: 1995  
Nbrhd: Historic Oakwood

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

School Information

Wake Cty Schools

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

Directions: Peace to Krispy Kreme. Left then immediate right onto Boundary. Continue on Boundary to Right on Watauga. Right into Leonidas cul-de-sac.

Remarks: BA Farrell's 1995 carpenter gothic masterpiece has soaring ceilings in the great room and both 1st floor bedrooms, each with a full bath. Hidden away on a quiet cul-de-sac in Historic Oakwood, the landscaped lot includes option for off street parking. Gathering areas include porch, patio, side lawn and sky-lighted sun room. Walk to dog park, everywhere. Floor plan available.

Rooms / SqFt Information

Living Area Above Grade: 1595 Below Grade: 0 Total: 1595  
Other Area Above Grade: 62 Below Grade: 0 Total: 62  
# Rooms: 5 Beds: 2 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 5x12 / Main Office/Study: Master BR: 15.4x15.4 / Main Bedroom 5:  
Living: 19.7x21.4 / Main Kitchen: 14.8x8.6 / Main Bedroom 2: 10.2x15.4 / Main Utility:  
Dining: Main Breakfast: Bedroom 3:  
Family: Sun Room: 13.9x9.5 / Main Bedroom 4: Bonus:

Other Area-Room Dim/Levels

Garage: Storage: Main Patio: 9x22 / Main Scrnd Porch:  
Carport: Porch: 5x12 / Main Deck:

General Information

Lot Dim: 121x51x120x50 Lot #: 30 Appx Acres: 0.15 Foundation: Brick Zoning: R-10  
New Construction: No Framed:Yes Restrictive Covenants: Y  
Builders Name: HUD Compliant Senior Housing:  
HOA Mgmt: HOA Fees 1: \$0 Ownership: Primary Residence:  
HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$364,570 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: 06101 0824 Oil Gas Rights Severed:  
Financial Comments: New needed. Preapproval with offer please. Severed by: Previous Owner: Seller:  
Legal Desc: LO30 Oakwood Green BM 1988-00570 Pin #: 1704919620 Will Sever Rights:

Features

Design: One Story Exterior HistArea/Hse, Air Strip, Landscaped, Patio, Porch, See Remarks, Garden Area  
Property Type: Detached Features:  
Construction Type: Site built (Stick)  
Acres: 0-.25 Acres  
Exterior Bd/Batten  
Finish:  
Roof: Shingle Style: Contemporary, Modernist  
A/C: Central Air Basement None  
Fuel-Heat: Natural Gas Desc:  
Fireplace  
Desc: Flooring: Hardwood  
Lot Desc: Heating: Forced Air  
Fees None Water Heater: Electric  
Include: Water/Sewer: City Sewer, City Water  
Assumption: No Assumption Parking: Street Parking, See Remarks  
Other 1st Floor Master Bedroom, 1st Floor Bedroom, Great Room, Sun Room, See Financing: Conventional, New Needed  
Rooms: Remarks Dining: Living/Dining Room  
Washer/Dryer 1st Floor  
Loc:  
Interior 10Ft+ Ceiling, Cath. Ceil., Ceiling Fan  
Features:

Equip Refrigerator  
/Appl:

Accessibility:

Green

Green Certs:

Green Building HERS Rating:

High Perform. Home:

Showing Instructions

Show Instruct: , Appointment Only, Notice Required, Occupied

List Agent: R11298/ Peter Rumsey

List Office: 71330 / Allen Tate Co. Inc.

Co List Agent: / Debra Smith

Comm to Buy Agt: 2.4 / % / Y

List Type: EA-Exclusive Agency

Agent Phone: 919-971-4118

Office Phone: 919-719-2900

CoList Agent Ph:

Comm to Sub Agt: 0 / % / Y

Possession: NEG

Agent Appt Ph: 919-595-8989

CoList Appt Ph:

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**

Two hour notice preferred. Curb cut originally approved for parking pad; seller is having plans drawn. Floor plan, flyer, historic district maps and links, all available in MLS Docs or at [www.peterRumsey.com](http://www.peterRumsey.com). Check Conn School status.

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

Date: 04/24/2013