



MLS # 2090915 **Status** CLOSED
 304 Linden Avenue
Unit #
 Raleigh
 27601
 NC
Subdivision Historic Oakwood
Neighborhood
SubArea 001 - Raleigh/D
 Virtual Tour



List Price \$439,500
Sold Price \$448,000

DOM 1
 CDOM 1
 Possession At Time Of Closina
 Contract Date 9/22/2016
 Due Diligence Exp Date
 Closing Date 10/17/2016
 Financial Concessions 0

Remarks

Remarks Forget the condo. Live indoors and out in this 1920 updated center-hall bungalow with a true master suite, 2nd full bath, 11 ft ceilings, big rooms. Modern kitchen opens to big deck overlooking fenced yard and wired workshop/studio. Versatile plan includes living and dining rooms plus 2nd and 3rd bedrooms that could be office, rec room, whatever. Historic Oakwood is an urban village in the heart of downtown. Walk to everything.

Directions

From Glenwood South take Jones St east past museums and Governors Mansion to left on Linden Ave.

Schools

ElemSch1 Wake - Conn **ElemSch2**
MidSch1 Wake - Daniels **MidSch2**
HighSch1 Wake - Broughton **HighSch2**

Measurements and Rooms

Approximate Acres 0.110 **Lot Dimensions** 48x100
Living Area Above Grade 1,793 **Other Area Above Grade** 80
Living Area Below Grade 0 **Other Area Below Grade** 0
Total Living Area SqFt 1,793 **Total Other Area SqFt** 80
Detached Living Area SqFt
Bedrooms 3 **Full Baths** 2
of Rooms 7 **Half Baths** 0

General Information

Builder Name
New Construction No **Seller Name** Ball
Year Built 1920 **Ownership Type** Other (SFH incl)
Framed **Primary Residence** Yes
Est Fin Year **Property Leased** No
Est Fin Month **Lease Expires**
Oil/Gas Rights Severed?

Master Bedroom Floor Main 15.2x13
Bedroom 2 Floor Main 15.2x15
Bedroom 3 Floor Main 13.2x10.3
Bedroom 4 Floor
Bedroom 5 Floor
Entrance Hall Floor Main 14.4x7.9
Living Room Floor Main 15.2x15
Dining Room Floor Main 15.2x13
Family Room Floor
Office/Study Floor
Kitchen Floor Main 15.3x13.2
Garage Floor
Carpport Floor
Storage Floor Main 10x8
Porch Floor Main 36x7
Patio Floor
Deck Floor Main 14x12
Screened Porch Floor
Bonus Room Floor
Utility Room Floor

Public Records/Tax

Legal Description 304 Linden Ave
Tax Map/Blk/Prcl/Lot
PIN # 1714000430
Inside City Yes **Tax Value** \$423,958.00
City Limits Of Raleigh **Tax Rate** 1.01800
Last Tax Bill

Home Owner Association

HOA 1 Mgmt **HOA 2 Mgmt**
HOA Phone **HOA 2 Fees Required**
HOA 1 Fees Required **HOA 2 Fees \$** \$0.00
HOA 1 Fees \$ \$0.00 **HOA 2 Fee Payment**
HOA 1 Fee Payment **Total HOA Dues**
Restrictive Covenants Yes
HO Fees Include None Known

HUD Compliant Sr Housing?

Financing

Assumption No Assumption
Financial Comments Preapproval letter with offer please.

Features

A/C Central Air	Exterior Features Deck, Detached Workshop, Fenced Yard, Historical Area, Out Building, Porch	Heating Forced Air	Parking Street Parking
Accessibility Level Flooring	Exterior Finish Wood Ext	Interior Features 10Ft+ Ceiling, Bookshelves, Cable TV Available, Ceiling Fan, Granite Counter Tops, Walk in Closet	Roof Shingle
Attic Description Pull Down	Fireplace 4+	Lot Description Garden Area	Style Bungalow, Victorian
Basement Description No Basement	Fireplace Description In Living Room, In Master Bedroom, Masonry	Other Rooms 1st Floor Bedroom, 1st Floor Master Bedroom, Separate Living room, Workshop	Washer Dryer Location 1st Floor, Hall
Construction Type Site Built	Flooring Hardwood, Wood Floor		Water Heater Electric WH
Design One Story	Foundation Crawl Space		Water/Sewer City Sewer, City Water
Dining Eat-in Kitchen, Separate Dining Room	Fuel Heat Natural Gas		Waterfront Access
Equipment/Appliances Dishwasher, Gas Range, Microwave	Garage 0		Waterfront Type
	Green Bldg HERS Rating		Water Body Name
	Green Cert. Uploaded		Approx Ft of Wtr Frontage

Listing Agent

List Agent - License ID 53071 **Agent - FirmLic** C27071
 Peter A Rumsey - PrfPh: 919-971-4118
 Metro Digs, Inc - OFC: 919-621-2252
Co-Agent - Agent Name and Phone Debra L Smith - PrfPh: 919-349-0918

Showing Instructions

Coming Soon? ShowingsExpectedtoBegin
Hours Notice for Showing
 Combo LB, Notice Required, Occupied

Compensation

Commission to Buyer Agent 2.4 %
Commission to Sub Agent 0 %