



MLS #: 1975257
Status: PENDING
Unit # /
 1315 Mordecai Drive Raleigh NC 27604
Area 001 - Raleigh/D
 (City Limits Of): Raleigh
Subd: Mordecai Place
Listing Exclusive Right **Listings Service** Other
Nghbd: Mordecai

Listing	ER	Listings Service	
Possession:	At Time Of	Prospect	No

RESIDENTIAL

M CSS H @ + D

DOM: 36 LP: \$435,000
 CDOM: 36 SP:
Pending Date 11/22/2014
Contingent Date
Due Diligence Exp Date 11/17/2014
Contingent Addendum Est/Closing 1/5/2015
Listings OT

Total Rooms: and

School Information

El 1: Wake - Conn El 2:
 Mi 1: Wake - Daniels Mi 2:
 Hi 1: Wake - Broughton Hi 2:

Remarks

Wow. This enlarged Cape Cod home on a scenic lot and a half in Historic Mordecai has it all. Big bright master suite. Even bigger Bonus/4th bedroom. Sunroom opens onto deck/patio in back. Modern kitchen opens to sitting porch in front. Stone fireplace. Hardwood floors. Bookshelves. Brick paths. Big basement. Garden shed. Brick paved walks and parking pad. Near everything downtown.

Agent Remarks

Showings begin with OPEN HOUSE, 2 to 4 pm, Sunday, October 19. See Documents for neighborhood map, flyer and floor plan. Stone fireplace is decorative.

General Information

Year Built: 1942 New Const: No Framed: Est Fin Date:
 Builder Name:
 Seller Name: **Bender** Lot 91
 Property Leased: No Month to Month: Lease

Public Data, Taxes, Financing

Tax Value \$451,660.00
 TxMpBIPILt 0 Oil/Gas Rights Severed?
 Legal Desc **LO91 & PT OF LT 90 MORDECAI SUB**
 PIN # 1704953480
 Zoning
 HUD Compliant Sr Housing
 Financing **New Needed**
 Financial Comments **Please bring prequal letter with offer.**
 Assumption **No Assumption**

Listing Agent

R11298 Peter A Rumsey - PrfPh: (919) 971-4118 Lic# 53071
 71330 Allen Tate Co. Inc. - OFC: (919) 719-2900
 Co-List: 85748 Mickey D'Loughy - PrfPh: (919) 559-5508

Directions

Heading north from Krispy Kreme on Person St which becomes Wake Forest Rd, turn left on Chestnut, right on Mordecai, house will be on your left.

Measurements- Lot/House/Rooms

Lot Size: 0.26 Lot Dim: 75x149x75x150
 Living Area: 2,317 (Above Grade) 2,317 (Below Grade) 0
 Other Area: 1,224 (Above Grade) 615 (Below Grade) 609
 Bedrms 3 Full Baths 2 Half Baths 1 # of Rooms 8

Living Area- Room Dim/Levels

Entry Hall:	4.6x3	Main	Master BR:	16x14.7	Main
Living:	19.4x13	Main	Bdr 2:	13.5x13	Second
Dining:	12x13.5	Main	Bdr 3:	13.4x9.6	Second
Family:	15.7x17.6	Main	Bdr 4:		
Office/Study:			Bdr 5:		
Kitchen:	9.3x9.8	Main	Utility:		
Breakfast:			Bonus:	19.8x18.3	Second

Other Area-Room Dim Levels

Garage:		Deck:	17x11	Main
Carport:		Scr Porch:		
Storage:		Basement:	Yes	
Porch:	19x9	Det	18x10	Main
Patio:		Basement	30x20	Basement

Home Owner Association

Mgmt Co 1:
 Fees \$: \$0.00 / -Req:
 Mgmt Co 2:
 Fees \$: \$0.00 / -Req:
 Restrictive Covenants: No Total HOA Dues:
 HO Fees Include HO Fees Include None

Showing Instructions

Hours Notice for Showing
 Showing Instructions **Combo LB, Occupied**
 Appointment Phone **919-595-8989**

Compensation

Buyer Agent: 2.4 /
 Sub Agent: 0 / %
 Variable Rate: No



Features

A/C Central Air, A/C Age 6+ Years
Basement Description Daylight, Inside Entrance, Workshop Bsmt
Bath Features Bath/Shower, Bath/Tub, Ceramic Bath Wall
Design 1.5 Story
Dining Separate Dining Room
Exterior Features Brick Wall, Covered Porch, Deck, Detached Workshop, Fenced Yard, National Historic Desg, Patio, Porch, Storage Shed
Exterior Finish Asbestos, HrdBoard/Masonite
Fireplace Description In Living Room
Foundation Brick Foundation
Fuel Heat Natural Gas
Heating Forced Air, Heat Age 6+ Yrs
Interior Features 9 Ft Ceiling, Bookshelves, Cable TV Available, Solid Surface Counter Top, Walk in Closet

Lot Description Garden Area, Hardwood Trees, Landscaped
Parking DW/Brick, Parking Pad, Street Parking
Property Type Detached
Construction Type Site Built
Ownership Type Other (SFH incl)
Property Description Single Family

Roof Shingle, Roof Age 6-10 Years
Style Cape Cod
Washer Dryer Location Basement
Water/Sewer City Sewer, City Water
Water Body Name
Waterfront Access
Approx Ft of Wtr Frontage
Waterfront Type

Selling Information

SA: **82691** [Graham H Dixon - PrfPh: \(919\) 802-2350](#)
 SO: **71330** [Allen Tate Co. Inc. - OFC: \(919\) 719-2900](#)

Contingent Date
 Pending Date **11/22/2014**
 Est/Closing Date **1/5/2015**

Sold Price
 Financial Concessions
 Terms of Sale
 Other Concessions
 Selling Information