



**MLS #** 2137643 **Status** CONTINGENT  
**Unit #**  
 821 Wake Forest Road  
 Raleigh  
 27604  
 NC  
**Subdivision** Mordecai Place  
**Neighborhood** Mordecai  
**SubArea** 001 - Raleigh/D

Virtual Tour



[Schedule a Showing](#)

**Listing Type** ER  
**Listings Service** Other  
**Variable Rate** No  
**Prospect Exempt** No  
**Property Leased** No  
**Lease Expires:**

**List Price** \$975,000  
**Sold Price**

DOM 186  
 CDOM 186  
**Possession At Time Of Closing**  
**Contract Date** 2/1/2018  
**Due Diligence Exp Date** 4/2/2018  
**Closing Date** 4/19/2018  
 Financial Concessions

**Remarks**

**Remarks** William Grimes Haywood House. Live/work in this James Salter designed Georgian Revival house. It's elegant – Doric columns, grand entrance foyer, 8 French doors, 4 opening into 0.55 acre fenced lot with pergola, terraces, garage, parking. Converting it from earlier office use in 1998, sellers have updated kitchen, baths, mechanicals, enclosed side porch, added 3rd bath, wine cellar, pro 6-burner gas range, more. Work needed in and out includes finish carpentry, prep, painting. City preservation covenants.

**Agent Remarks** Back on market due change in buyers' plans. See MLS docs. 1998 Historic Preservation Agmnt requires City approval for exterior changes. Mixed use subject to new NX-3-CU zoning and 1994 Conditional Use (CU) Z-57-94 authorizing prior O&I-1 uses. Blount-Person St Corridor study proposes future 2-way traffic & circle near property. Selling as is w/exceptions. MD doesn't hold EMD.

**Directions**

From Capital Blvd. Exit east onto Peace St. Left onto N. Person St. Stay in left lane. BEAR LEFT AT TRAFFIC ISLAND (Person St becomes Mordecai Dr). Go across Wake Forest Rd. Turn right into first driveway. Loop driveway also exits on Wake Forest Rd.

**Schools**

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

**Measurements and Rooms**

**Approximate Acres** 0.550  
**Living Area Above Grade** 4,269  
**Living Area Below Grade** 0  
**Total Living Area SqFt** 4,269  
**Detached Living Area SqFt**  
**Bedrooms** 4  
**# of Rooms** 13  
**Master Bedroom Floor** Second  
**Bedroom 2 Floor** Second  
**Bedroom 3 Floor** Second  
**Bedroom 4 Floor** Second  
**Bedroom 5 Floor**  
**Entrance Hall Floor** Main  
**Living Room Floor**  
**Dining Room Floor** Main  
**Family Room Floor** Main  
**Office/Study Floor**  
**Kitchen Floor** Main  
**Sunroom** Main  
**Slpg Porch** Second  
**Lot Dimensions** TBD  
**Other Area Above Grade** 249  
**Other Area Below Grade** 795  
**Total Other Area SqFt** 1,044  
**Full Baths** 3  
**Half Baths** 1  
**Garage Floor** Main 19x19  
**Carpport Floor**  
**Storage Floor**  
**Porch Floor** Main 4x8  
**Patio Floor** Main 31x30.5  
**Deck Floor**  
**Screened Porch Floor**  
**Bonus Room Floor**  
**Utility Room Floor** Basement 12.5x10  
**Wine Room** Basement 7.3x9  
**Laundry** Basement 16x10.2

**General Information**

**Builder Name**  
**New Construction** No  
**Year Built** 1921  
**Framed**  
**Est Fin Year**  
**Est Fin Month**  
**Seller Name** Calliari  
**Ownership Type** Other (SFH incl)  
**Ownership**  
**Primary Residence** Yes  
**Property Leased** No  
**Oil/Gas Rights Severed?**

**Public Records/Tax**

**Legal Description** LO8 W PT 7 & GR PT & 9 Mordecai BM1915-46  
**Tax Map/Bik/Prci/Lot**  
**PIN #** 1704835199  
**Inside City** Yes  
**City Limits Of** Raleigh  
**Tax Value** \$811,588.00  
**Tax Rate** 1.01800  
**Last Tax Bill**

**HUD Compliant Sr Housing?**

**Financing**

**Assumption** No Assumption  
**Financial Comments** New Needed. Please bring Pre approval or Proof of Funds w offer.

**Home Owner Association**

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

**Features**

**A/C** Dual Zone A/C, Heat Pump  
**Attic Description** Floored, Permanent Stairs, Walk In  
**Basement Description** Inside Entrance, Outside Entrance, Poured Concrete  
**Bath Features** Bath/Shower, Ceramic Bath Wall, Tub/Shower  
**Construction Type** Site Built  
**Design** 2 Story  
**Dining** Eat-in Kitchen, Separate Dining Room  
**Equipment/Appliances** Dishwasher, Dryer, Elec. Dryer HU, Gas Range, Refrigerator, Washer  
**Exterior Features** Fenced Yard, Glass Porch, Historical Area, Exterior Needs Repair, Patio, Play Equipment, Porch, Storage Shed  
**Exterior Finish** All Brick Veneer, Wood Ext  
**Fireplace** 2  
**Fireplace Description** Gas Logs, In Living Room, In Master Bedroom  
**Flooring** Carpet, Hardwood, Tile Floor  
**Foundation** Basement, Crawl Space  
**Fuel Heat** Electric Fuel, Natural Gas  
**Garage** 2  
**Green Bldg HERS Rating**  
**Green Cert. Uploaded**  
**Heating** Dual Zone Heat, Forced Air  
**Interior Features** 10Ft+ Ceiling, Granite Counter Tops, Interior Needs Repair, Plaster Wall, Tile Countertops  
**Lot Description** Corner Lot, Landscaped, Road Frontage  
**Other Rooms** Enclosed Porch, Entry Foyer, Sun Room, Utility Room  
**Parking** Circular Drive, Detached, DW /Concrete, Garage  
**Pool** Hot Tub  
**Property Type** Detached  
**Property Description** Single Family  
**Roof** Metal, Slate  
**Style** Georgian  
**Washer Dryer Location** Basement  
**Water Heater** Gas  
**Water/Sewer** City Sewer, City Water  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
**Approx Ft of Wtr Frontage**

**Listing Agent**

**List Agent - License ID** 53071  
 Peter A Rumsey - PrfPh: 919-971-4118  
 Metro Digs, Inc - OFC: 919-621-2252  
**Co-List:** Mickey D'Loughy - PrfPh: 919-559-5508

**Showing Instructions**

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

**Compensation**

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