



937325 **Active Residential** LP: \$ 439,000  
 319 Polk St **City:** Raleigh  
**Media:** 10 **Area/Sub:** 001/D **Zip :** 27604 **Yr Blt:** 1896  
**Subd:** Historic Oakwood **List Type:** ER  
**Seller's Name:** Caroline Charbonnet Munzing **Archive Report**

**School Information**

**Elementary 1:** Wake - Conn **Elementary 2:**  
**Middle 1:** Wake - Daniels **Middle 2:**  
**High 1:** Wake - Broughton **High 2:**  
**Dir:** Peace St to R/on N. Blount St to L/on Polk St. Cross over N. Person St. You will pass through the middle of the new Blount Blount St development and the new home of the Burning Coal Theater at the Murphy School.

**Remarks :** The Annie Sallie Bailey House, ca 1896 has been carefully restored on Oakwoods most scenic street. The versatile floor plan has LR, DR and family/sun room plus 3 BRs that could be used as a parlor or office. 2 modern baths. Walk-in closet. A large daylight basement is big enough to build or store a small boat. See pictures and Agent Only remarks. Flyer and floor plan available.

**Agent Only**

**Rooms / SqFt Information**

<b>Living Area</b>	<b>Above Grade:</b> 2100	<b>Below Grade:</b>	<b>Total:</b> 2100
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b> 500	<b>Total:</b> 500
<b># Rooms:</b> 7	<b>Beds:</b> 3	<b>Full Baths:</b> 2	<b>Half Baths:</b> 0

**Living Area-Room Dim/Levels**

**Other Area-Room Dim/Levels**

<b>Entry Hall:</b> 16.8x5.8 / Main	<b>Master BR:</b> 16x16 / Main	<b>Garage:</b> / Basement
<b>Living:</b> 17.6x15 / Main	<b>Bedroom 2:</b> 18x16 / Main	<b>Carpport:</b> /
<b>Dining:</b> 16x14 / Main	<b>Bedroom 3:</b> 16x15 / Main	<b>Storage:</b> / Basement
<b>Family:</b> 12x12 / Main	<b>Bedroom 4:</b> /	<b>Porch:</b> 23x8 / Main
<b>Office/Study:</b> /	<b>Bedroom 5:</b> /	<b>Patio:</b> /
<b>Kitchen:</b> 13x13 / Main	<b>Utility:</b> /	<b>Deck:</b> /
<b>Breakfast:</b> /	<b>Bonus:</b> /	<b>Scrnd Porch:</b> /
<b>Hall:</b> 22x4.8 / Main		

**General Information**

<b>Lot Dim:</b> 52x105x52x110	<b>Lot #:</b>	<b>Appx Acres:</b> 0.13
<b>Foundation:</b>	<b>Zoning:</b>	<b>In City:</b> Yes
<b>New Construction:</b> No	<b>Est Fin Date:</b> /	
<b>Builders Name:</b>		<b>Restrictive Covenants:</b> Yes
<b>HO Assoc. Mgmt:</b>		
<b>HOA Phone:</b>	<b>HOA Fax:</b>	<b>Total HOA Dues:</b> \$ 0/

**Financing and Taxes**

<b>Tax Value:</b> \$ 295,897	<b>Tax Rate:</b> 0	<b>TM/BK/PAR/LT or Deed Page:</b>
<b>Financial Comments:</b> Bring prequal letter with offer		
<b>Legal Desc:</b> 0		<b>Pin #:</b> 1704817236

**Features**

<b>Design - One Story</b>	<b>Roof Age 0-5 Years</b>	<b>No Assumption</b>	<b>Other Rooms - See Remarks</b>
<b>Type - Detached</b>	<b>Floors - Tile</b>	<b>Dining - Eat-in Kitchen</b>	<b>W/D Loc - 1st Floor</b>
<b>Acres - 0-.25 Acres</b>	<b>Floors - Wood</b>	<b>Dining - Separate Dining Room</b>	<b>Interior - 10Ft+ Ceiling</b>
<b>Style - Ranch</b>	<b>A/C - Central Air</b>	<b>Other Rooms - 1st Floor Bedroom</b>	<b>Interior - Attic Pull Down</b>
<b>Style - Traditional</b>	<b>Heat - Forced Air</b>	<b>Other Rooms - 1st Floor Master Bedroom</b>	<b>Interior - Basement Shop</b>
<b>Style - Victorian</b>	<b>Fuel - Natural Gas</b>	<b>Other Rooms - Entry Foyer</b>	<b>Interior - W.I. Closet</b>
<b>Ext Finish - Wood</b>	<b>Water Htr - Gas</b>	<b>Other Rooms - Family Room</b>	<b>Exterior - HistArea/Hse</b>
<b>Bsmt - Daylight</b>	<b>FP - See Remarks</b>	<b>Other Rooms - Fitness Room</b>	
<b>Bsmt - Garage</b>	<b>Wtr/Swr - City Sewer</b>	<b>Other Rooms - Office</b>	
<b>Bsmt - Heated</b>	<b>Wtr/Swr - City Water</b>	<b>Other Rooms - Rec Room</b>	
<b>Bsmt - Outside Entrance</b>	<b>Parking - DW/Earth</b>	<b>Other Rooms - Separate Livingroom</b>	
<b>Bsmt - Partial</b>	<b>Parking - See Remarks</b>	<b>Other Rooms - Study</b>	
<b>Bsmt - Partitioned</b>	<b>Fee Includes - None</b>	<b>Other Rooms - Sun Room</b>	
<b>Bsmt - Workshop</b>	<b>Financing - New Needed</b>	<b>Other Rooms - Workshop</b>	

**Showing Instructions**

<b>Show Instruct:</b> Combo LB, Occupied	<b>Make Appointment</b>	
<b>List Agent:</b> R11298 / <a href="#">Peter Rumsey</a>	<b>Agent Phone:</b> 919-971-4118	<b>Appt Phone:</b> 919-595-8989
<b>List Office:</b> R/PRU02 / <a href="#">Prudential Carolinas Realty</a>	<b>Office Phone:</b> 919-782-5502	
<b>Co List Agent:</b>	<b>CoList Agent Phone:</b>	<b>Appt Phone:</b> 919-595-8989
<b>Comm to Buy Agt:</b> 2.4	<b>Comm to Sub Agt:</b> 2.4	
<b>List Type:</b> ER	<b>Possession:</b> NEG	<b>DOM:</b>

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

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