



814497 **Active** **Residential** LP: \$ 189,500
 2325 Bertie Dr City: Raleigh
Media: 📷 **10** Area/Sub: 003/C Zip : 27610 Yr Blt: 1966
 Subd: Longview Gardens List Type: ER
 Seller's Name: Risman, Barbara

School Information

Elementary 1: Hunter Elementary 2:
 Middle 1: Moore Square Museum Middle 2:
 High 1: Enloe High 2:
 Dir: New Bern Ave to Longview Dr past 2 small lakes to Bertie Dr.

Remarks : Professors Home. 0.45A lot. Lots of hide-a-ways in and out for art, books and people. 4BR 3 BA FR. Screened porch. 2 decks. Gardens front and back. Large front yard faces park-like setting that leads to world class HS. 2 small lakes, pool. LV Gardens is one of Raleighs best kept Inside The Beltline secrets. See pics for history. New windows. Carpet allow. Hot tub as-is. Nov 15 occ.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 1891	Below Grade:	Total: 1891
Other Area	Above Grade: 115	Below Grade:	Total: 115
# Rooms: 8	Beds: 4	Full Baths: 3	Half Baths: 0

Living Area-Room Dim/Levels	Other Area-Room Dim/Levels
Entry Hall: /	Garage: /
Living: 14x12 / Main	Carport: /
Dining: 11.3x10.6 / Main	Storage: 15.1x7.6 / Main
Family: 23.8x14.1 / Lower	Porch: 21.4x4.6 / Main
Office/Study: /	Patio: /
Kitchen: 10.5x8.7 / Main	Deck: 16.5x16 / Main
Breakfast: /	Scrnd Porch: 23x15.1 / Main

General Information

Lot Dim: 85x238x80x235	Lot #: /	Appx Acres: 0.45
Foundation: /	Zoning: r-4	In City: Yes
New Construction: No	Est Fin Date: /	Restrictive Covenants: /
Builders Name: /	HOA Fax: /	Total HOA Dues: \$ 0/

Financing and Taxes

Tax Value: \$ 136,130	Tax Rate: 0	TM/BK/PAR/LT or Deed Page: /
Financial Comments: /		Pin #: 1714712401

Features

Split Level	Floors - See Remarks	Fee Includes - None	W/D Loc - Utility Room
Type - Detached	A/C - Central Air	Financing - New Needed	Exterior - Garden Area
.26-.5 Acres	Heat - Forced Air	No Assumption	Exterior - Hot Tub
Traditional	Fuel - Natural Gas	Dining - Kitchen/Dining Room	Exterior - Ins. Window
Ext Finish - HrdBoard/Masonite	Water Htr - Electric	Family Room	Exterior - Porch
Ext Finish - Partial Brick	FP - In Family Room	Office	Exterior - Screen Porch
Roof - Shingle	Wtr/Swr - City Sewer	Separate Livingroom	
Floors - Carpet	Wtr/Swr - City Water	Study	
Floors - Hardwood	Lot Desc - Hardwood Trees	Utility Room	
Floors - Vinyl	Parking - DW/Concrete	Workshop	

Showing Instructions

Show Instruct: Combo LB, Occupied	Make Appointment	Agent Phone: 919-971-4118	Appt Phone: 919-595-8989
List Agent: R11298 / Peter Rumsey		Office Phone: 919-782-5502	
List Office: R/PRU02 / Prudential Carolinas Realty		CoList Agent Phone: /	Appt Phone: 919-595-8989
Co List Agent: /		Comm to Sub Agt: 2.4	
Comm to Buy Agt: 2.4		Possession: OTH	
List Type: ER			

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

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