



819723 **Active** **Residential** LP: \$ 299,900
 616 N Boundary City: Raleigh
Media: **10** Area/Sub: 001/D Zip : 27604 Yr Blt: 1994
 Subd: Historic Oakwood List Type: ER
 Seller's Name: Koopman

School Information

Elementary 1: Wake - Conn **Elementary 2:**
Middle 1: Wake - Daniels **Middle 2:**
High 1: Wake - Broughton **High 2:**
Dir: Peace St to N. Person St to N. Boundary St at Krispy Kreme.

Remarks : Custom built in 1994 within the Oakwood Historic District, this 3 BR 2.5 bath homes combines the best of the old and new. Bright open floor plan. A big front porch. Cedar siding. HW floors. Fireplace. 1st floor MBR with a new bath. Driveway. New gas HVAC and H2O. New appliances. Granite counter tops. A fenced yard. A great walking neighborhood. Floor and site plans available.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 1692	Below Grade:	Total: 1692
Other Area	Above Grade: 0	Below Grade:	Total: 0
# Rooms: 6	Beds: 3	Full Baths: 2	Half Baths: 1

Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
Entry Hall: /	Master BR: 16.3x13.2 / Main	Garage: /	
Living: 14x13.2 / Main	Bedroom 2: 16x9.6 / Second	Carpport: /	
Dining: 13x8.8 / Main	Bedroom 3: 13.6x12.3 / Second	Storage: /	
Family: /	Bedroom 4: /	Porch: 34.1x8.1 / Main	
Office/Study: /	Bedroom 5: /	Patio: /	
Kitchen: 13x10.8 / Main	Utility: /	Deck: 10x10 / Main	
Breakfast: /	Bonus: /	Scrnd Porch: /	

General Information

Lot Dim: 33x95x35x95	Lot #:	Appx Acres: 0.12
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	Restrictive Covenants:
Builders Name:		
HO Assoc. Mgmt:	HOA Fax:	Total HOA Dues: \$ 0/
HOA Phone:		

Financing and Taxes

Tax Value: \$ 183,222	Tax Rate: 0	TM/BK/PAR/LT or Deed Page:
Financial Comments: New Needed - Submit Prequal Letter		
Legal Desc: LO38 BM1988-570	Pin #: 1704919883	

Features

Design - 1.5 Story	Floors - Vinyl	Parking - DW/Concrete	Exterior - Deck
Type - Detached	A/C Age 0-3 Years	Fee Includes - None	Exterior - Fenced Yard
Acres - 0-.25 Acres	Heat - Forced Air	Financing - New Needed	Exterior - Garden Area
Style - Bungalow	Heat Age 0-3 Yrs	No Assumption	Exterior - HistArea/Hse
Style - Transitional	Fuel - Natural Gas	Dining - Kitchen/Dining Room	Exterior - Porch
Ext Finish - Cedar	Water Htr - Gas	Other Rooms - Family Room	
Bsmt - None	Water Htr Age 0-3 Yrs	Other Rooms - Separate Livingroom	
Roof - Shingle	Water Htr - See Remarks	Other Rooms - See Remarks	
Floors - CerBath Flr	FP - In Living Room	W/D Loc - 1st Floor	
Floors - Hardwood	Wtr/Swr - City Sewer	Interior - 9 Ft Ceiling	
Floors - Tile	Wtr/Swr - City Water	Interior - Ceiling Fan	

Showing Instructions

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

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

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