



842641 **Active** **Land** LP: \$ 275,000
 1422 Eden Lane City: Raleigh
 Media: 5 Lot #:
 Area/Sub: 001/B Type: Type - Vacant Lot
 Subd: Budleigh Rd Frontage: 67
 State Rd/Hwy: Zip : 27608
 Seller's Name: RFR Properties

School Information

Elementary 1: Lacy Elementary 2:
 Middle 1: Daniels Middle 2:
 High 1: Broughton High 2:
 Dir: Eden Lane is off of Churchill Rd. between Hathaway and Canterbury Rd. Property is at end of Eden Lane.

Remarks: NEW LISTING! .39 acre vacant lot - Prime Budleigh location. New survey, elevations, new City of Raleigh setback variance approval, recent soils test. Rare, secluded, and tranquil with small stream along perimeter of lot - perfect ITB location to build an inspired custom home tucked back in the trees. Architects take note. Million dollar homes next door. All documentation available.

Agent Only

General Information

Appx Acres: 0.39 Wooded Acres: Cleared Acres: 0 Price per Acre: \$ 0
 Annual Farm Inc: \$ 0 Farm Comments:
 Perk Test: No Perk Test Date: Beds Yielded:
 Deed Restrictions: other Lot Dimensions: see survey
 Restrictive Covenants: Water/Sewer Fee: \$1

Financing and Taxes

Tax Value: \$ 0 Tax Rate: 0 TM/BK/PAR/LT or Deed Page:
 Zoning: R-4 Tot HOA Dues: \$/ Pin #: 0794984819
 Legal Desc: Lot 1 Ostia Self In City: Yes
 Financial Comments: New Financing or cash required. Verify schools.

Features

Use - Res. Single Family	Building - No Buildings	Easements - Drainage	Improvements - No Improvements
Misc - Creek/Stream	Documents - Site Plan	Easements - Sewer	
Sales Options - See Remarks	Documents - Survey	Easements - Utility	
Topography - Level	Documents - Other	Restrictions - Other	
Utilities - Cable/Avail	Road Type - Public Maint	Vegetation - Brush	
Utilities - Elec/Avail	Road Frontage - Street Unpaved	Sewer/Septic - Pub Sewer Near	
Utilities - Gas/Avail	Easements - Buffer	Water Supply - Pub Water Nearby	

Showing Instructions

Show Instruct: Vacant	Make Appointment	
List Agent: R26680 / Debra Smith	Agent Phone: 919-349-0918	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: ATC	DOM: 9

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

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