



1719835

Active

Residential

LP: \$ 121,500

Property Leased:

Special Conditions:

4705A Edwards Mill Road Unit #: A

City: Raleigh  
 Zip: 27612 Area/Sub: 002/A  
 Subdivision: Martinique Condos  
 Seller's Name: David Thompson

List Type: EA  
 Yr Blt: 1972  
 Nbrhd:  
 Open House:

SP:  
 Sold Dt:

**School Information**

Elementary 1: Wake - Stough Elementary 2:  
 Middle 1: Wake - Daniels Middle 2:  
 High 1: Wake - Broughton High 2:

Directions: Glenwood Ave to south on Creedmore RD at Crabtree Shopping Center. Go about 0.5 mile up hill to left at light on Park Lake to left on Edwards Mill. It's confusing because Creedmore also becomes Edwards Mill at same light.

Remarks: Located in an quiet oasis between I-40 and Glenwood Ave convenient to Crabtree Valley, Rex Hospital, NC Art Museum and Umstead Park, Martinique has a uniquely large living/great room and 3 large bedrooms freshly painted with new kitchen, carpet and updated baths.

**Rooms / SqFt Information**

Living Area Above Grade: 1550 Below Grade: 0 Total: 1550  
 Other Area Above Grade: 0 Below Grade: 0 Total: 0  
 # Rooms: 6 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 6X4 / Main Office/Study: Master BR: 14X12 / Main Bedroom 5:  
 Living: 23X20 / Main Kitchen: Bedroom 2: 14X11 / Main Utility:  
 Dining: 10X9 / Main Breakfast: Bedroom 3: 13X11 / Main Bonus:  
 Family: Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: Patio: 15x12 / Main Scrnd Porch:  
 Carport: Porch: Deck:

**General Information**

Lot Dim: condo Lot #: 0 Appx Acres: 0.00 Foundation: SLAB Zoning:  
 New Construction: No Est Fin Date: HUD Compliant Senior Housing:  
 Builders Name: Restrictive Covenants: Y In City: Yes  
 HO Assoc. Mgmt: Total HOA Dues \$ 233 Fireplace: 0  
 HOA Phone:

**Financing and Taxes**

Tax Value: \$114,100 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page:  
 Financial Comments: Bring prequal letter with offer.  
 Legal Desc: MARINIQUE CONDOMINIUMS UN4705A Pin #: 0796207451

**Features**

Design: One Story Exterior Patio  
 Property Type: Condo 1st Floor Features:  
 Construction Type: SITEBT  
 Acres: 0-.25 Acres Style: Traditional, Transitional, See Remarks  
 Exterior All Brick Veneer Basement  
 Finish: Desc:  
 Roof: See Remarks  
 A/C: Central Air Flooring: Carpet, Carpet/Wood, Vinyl  
 Fuel-Heat: Electric, Electric Heating: Forced Air  
 Fireplace Water Heater: Electric  
 Desc: Water/Sewer: City Sewer, City Water  
 Lot Desc: Parking: Parking Lot  
 Fees HO Association, Maint Com. Area, Maint. Ext., Maint. Grnd, Pool, Street Financing: New Needed  
 Include: Lights, Insurance, Tennis, Area Lights, Clubhouse Dining: Separate Dining Room  
 Washer/Dryer Hall  
 Assumption: No Assumption Loc:  
 Other Great Room, 1st Floor Master Bedroom, 1st Floor Bedroom, Separate Interior Cable TV Available, Ceiling Fan  
 Rooms: Livingroom Features:

Equip W/D Stack Unit Spec. SVC:  
 /Appl:

Green  
 Features:  
 Green Certs:

**Showing Instructions**

Show Instruct: Combo LB, Vacant Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989  
 List Agent: R11298/ Peter Rumsey Office Phone: 919-782-6641  
 List Office: 2234/ Prudential York Simpson Underwood Realty CoList Agent Ph:  
 Co List Agent: Comm to Sub Agt: 0/ %/ Y Possession: IMM LADOM:3 CDOM: 3  
 Comm to Buy Agt: 2.4/ %/ Y PE: No  
 List Type: EA-Exclusive Agency