



827186 **Active** **Residential** LP: \$ 375,000
[700 E Franklin St](#) City: Raleigh
Media: [10](#) Area/Sub: 001/D Zip : 27604 Yr Blt: 1922
 Subd: Historic Oakwood List Type: ER
 Seller's Name: Miller

School Information

Elementary 1: Wake - Conn **Elementary 2:**
Middle 1: Wake - Daniels **Middle 2:**
High 1: Wake - Broughton **High 2:**
Dir: Peace St to L/on N Person St to R/on E. Franklin St

Remarks : HISTORIC OAKWOOD. Painstakingly renovated 1922 Bungalow. 3BR. 2BA. Long center hall plus open flow from LR through DR and kitchen to large deck and south facing backyard. Big 17x14ft MBR w/new bath and decorative fpl. Even bigger bsmt studio/workshop. Pics include floor plan. National, not local historic district.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 1836	Below Grade: 0	Total: 1836
Other Area	Above Grade: 471	Below Grade: 0	Total: 471
# Rooms: 7	Beds: 3	Full Baths: 2	Half Baths: 0

Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
Entry Hall: 40x5.9 / Main	Master BR: 17.6x14.4 / Main	Garage: /	
Living: 17.3x14 / Main	Bedroom 2: 14.8x14 / Main	Carpport: /	
Dining: 13x12.7 / Main	Bedroom 3: 14xx12.7 / Main	Storage: /	
Family: /	Bedroom 4: /	Porch: 27.5x8 / Main	
Office/Study: /	Bedroom 5: /	Patio: /	
Kitchen: 14x9.3 / Main	Utility: 8.9x6.4 / Main	Deck: 14.7x14.2 / Main	
Breakfast: /	Bonus: /	Scrnd Porch: /	
		STUDIO: / 22x15 / Lower	

General Information

Lot Dim: 60x160x60x162	Lot #:	Appx Acres: 0.22
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	
Builders Name:		Restrictive Covenants: No
HO Assoc. Mgmt:		
HOA Phone:	HOA Fax:	Total HOA Dues: \$ 0/

Financing and Taxes

Tax Value: \$ 100,309	Tax Rate: 0	TM/BK/PAR/LT or Deed Page:
Financial Comments:		
Legal Desc: PT LT 38&39 F F HARDING P		Pin #: 1714022434

Features

One Story	Floors - Hardwood	Financing - New Needed	Interior - Basement Shop
Type - Detached	Floors - Tile	No Assumption	Interior - Ceiling Fan
.26-.5 Acres	Floors - Wood	Dining - Separate Dining Room	Interior - Skylight(s)
Bungalow	A/C - Central Air	1st Floor Bedroom	Interior - W.I. Closet
Ranch	Heat - Forced Air	1st Floor Master Bedroom	Interior - See Remarks
Transitional	Fuel - Gas LP	Entry Foyer	Exterior - Deck
Victorian	Water Htr - Electric	Great Room	Exterior - Garden Area
Ext Finish - Wood	Water Htr - Gas	Separate Livingroom	Exterior - HistArea/Hse
Bsmt - Daylight	FP - In Living Room	Utility Room	Exterior - Porch
Bsmt - Outside Entrance	FP - In Master Bedroom	Workshop	Exterior - See Remarks
Bsmt - Partial	Wtr/Swr - City Sewer	Other Rooms - See Remarks	Spec - See Remarks
Bsmt - Poured Concrete	Wtr/Swr - City Water	W/D Loc - 1st Floor	
Bsmt - Unfinished	Lot Desc - Corner Lot	W/D Loc - Utility Room	
Bsmt - Workshop	Parking - DW/Earth	Interior - 10Ft+ Ceiling	
Roof - Shingle	Parking - Entry/Side	Interior - 9 Ft Ceiling	
Roof Age 0-5 Years	Fee Includes - None	Interior - Attic Pull Down	

Showing Instructions

Show Instruct: Combo LB	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	DOM: 0

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

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