



831801 **Active** **Residential** LP: \$ 145,000
[212 Grand Ave](#) City: Raleigh
Media: [10](#) Area/Sub: 001/B Zip : 27606 Yr Blt: 1939
 Subd: Westover List Type: ER
Seller's Name: Andrews, Lisa and David

School Information

Elementary 1: Wake - Northwoods **Elementary 2:**
Middle 1: Wake - Reedy Creek **Middle 2:**
High 1: Wake - Cary **High 2:**
Dir: I-40 or I-440 Beltline to Hwy 54 (Chapel Hill Rd/Hillsborough St) to Grand Ave

Remarks : Restored Bungalow. Classic tongue-and-groove ceilings, HW floors, LR, DR plus bonus room and deck. Extraordinary lot and location. Fenced front and back, the lot includes an exquisite garden and a 1.5 car garage. The Westover SD feels like a small rural town. Located near I-40 and I-440 Beltline. Easy walk to State Fair, Hunt Horse arena, RCB Center. Call for floor plan.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 1100	Below Grade: 0	Total: 1100
Other Area	Above Grade: 300	Below Grade:	Total: 300
# Rooms: 7	Beds: 2	Full Baths: 1	Half Baths: 0

Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
Entry Hall: /	Master BR: 11.8X11.8 / Main	Garage: 18X20 / Main	
Living: 13.8X13.1 / Main	Bedroom 2: 11.8X11.8 / Main	Carpport: /	
Dining: 13X11.3 / Main	Bedroom 3: /	Storage: 8X8 / Main	
Family: /	Bedroom 4: /	Porch: 22X7 / Main	
Office/Study: /	Bedroom 5: /	Patio: /	
Kitchen: 13X9 / Main	Utility: /	Deck: 14X11.7 / Main	
Breakfast: /	Bonus: 21.7X6.3 / Main	Scrnd Porch: /	

General Information

Lot Dim: 50x179	Lot #:	Appx Acres: 0.21
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	Restrictive Covenants:
Builders Name:		
HO Assoc. Mgmt:		
HOA Phone:	HOA Fax:	Total HOA Dues: \$ 0/

Financing and Taxes

Tax Value: \$ 84,616	Tax Rate: 0	TM/BK/PAR/LT or Deed Page:
Financial Comments:		
Legal Desc: LT 90-91 WESTOVER SUB		Pin #: 0784433758

Features

One Story	Heat Pump	Parking - See Remarks	Exterior - Detached Workshop
Type - Detached	Fuel - Electric	Fee Includes - None	Exterior - Fenced Yard
0-.25 Acres	Water Htr - Gas	Financing - New Needed	Exterior - Garden Area
Bungalow	Water Htr Age 0-3 Yrs	No Assumption	Exterior - Landscaped
Ranch	FP - In Living Room	Dining - Separate Dining Room	Exterior - Out Building
Ext Finish - Wood	FP - See Remarks	1st Floor Bedroom	Exterior - Porch
Bsmt - None	Wtr/Swr - Septic Tank	1st Floor Master Bedroom	Exterior - Storage Shed
Roof - Shingle	Wtr/Swr - Well	Bonus Room/Finished	
Floors - Hardwood	Wtr/Swr - See Remarks	Workshop	
Floors - Vinyl	Lot Desc - See Remarks	W/D Loc - See Remarks	
A/C - Central Air	1 Garage	Exterior - Deck	

Showing Instructions

Show Instruct: Appointment Only	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: NEG	DOM: 0

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

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