



MLS #: 2415808 CLOSED

RE



[Schedule a Showing](#)

**3228/3208 Grand Oak Lane**  
Unit #  
**New Hill**  
**NC**  
**27562**

**Subdivision:** Not in a Subdivision  
**Neighborhood:**  
Virtual Tour

**Listing Type** ER  
**Listings Service** Full Service  
**Variable Rate** No  
**Prospect Exempt** No  
**Property Leased:** No  
**Lease Expires:**  
**Competing Offers**  
**Special Conditions** No Special Conditions

**List Price** \$1,200,000  
**Sold Price** \$1,131,000  
DOM **33**  
CDOM **33**  
**Possession At Time Of Closing**  
Contract Date **11/28/2021**  
Due Diligence Exp Date  
Closing Date **1/28/2022**  
Financial Concessions **0**

**Remarks**

**Remarks** Dreams come true! Two adjacent 10-acre horse, goat, garden friendly lots are being sold together, one (3228 Grand Oak) with a renovated and expanded 1855 historic home. Convenient to the Triangle cities and RTP, their Wake County location on the Chatham County line is stop sign away from a Jordan Lake canoe put-in and the American Tobacco Trail head. Both lots have pastures, woodlands, exotic plantings, tobacco era outbuildings. A horse riding ring, stables, pond and orchard are part of 3208 Grand Oak.

**Agent Remarks** See pics w/captions. Appt required. 1 hr notice preferred. Working goat farm. Owner occupied. Please do not trespass. See land listing for 3208/3228 Grand Oak for other parcel incl in price. Acreage & tax = totals of 2 parcels. 2 heated & cooled detached flex spaces not incl in SF. Property currently enjoys AG tax deferrals. Buyer to verify schools & any enrollment restrictions.

**Directions**

US Hwy 1 South to exit 89. North on New Hill Holleman Rd which becomes New Hill Olive Chapel Rd. L/on Barker Rd. L/on Grand Oak Ln. FY1 - Barker Rd becomes Poole Rd at county line. It dead ends in Jordan Lake (fish, canoe put-in, Jordan Game Lands).

**Schools**

**ElemSch1** Wake County Schools  
**MidSch1** Wake County Schools  
**HighSch1** Wake County Schools

**ElemSch2**  
**MidSch2**  
**HighSch2**

**Measurements and Rooms**

**Approximate Acres** 20.610  
**Living Area Above Grade** 2,635  
**Living Area Below Grade** 0  
**Total Living Area SqFt** 2,635  
**Living Area Range**

**Lot Dimensions** irregular  
**Detached Living Area SqFt** 434  
**Other Area Above Grade** 807  
**Other Area Below Grade** 0  
**Total Other Area SqFt** 807

**Bedrooms** 3  
**# of Rooms** 11  
**Master Bedroom Floor** Second

**Full Baths** 3  
**Half Baths** 0  
17.3x15.4

**Bedroom 2 Floor** Second 16.7x15.4  
**Bedroom 3 Floor** Second 17.3x11.7  
**Bedroom 4 Floor**  
**Bedroom 5 Floor**

**Garage Floor**  
**Carpot Floor**  
**Storage Floor**  
**Porch Floor** Main 9x14  
**Patio Floor**  
**Deck Floor** Main 24x24  
**Screened Porch Floor**  
**Bonus Room Floor**  
**Utility Room Floor** Main 9.2x7.7

**Entrance Hall Floor**  
**Living Room Floor** Main 17.4x15.5  
**Dining Room Floor** Main 17.4x15.3  
**Family Room Floor** Main 19.4x12.7  
**Office/Study Floor**

**Kitchen Floor** Main 11.4x15.3  
**Breakfast Room Floor**  
**Encl Prch** Main 19.4x7.3

**Encl Prch** Main 8.5x8.3  
**Flex** Main 8.5x8.3

**General Information**

**Builder Name**  
**New Construction** No  
**Year Built** 1855  
**Framed**  
**Est Fin Year**  
**Est Fin Month**  
**Oil/Gas Rights Severed?**

**Seller Name**  
**Ownership Type** Other (SFH incl)  
**Ownership** 1+ year(s)  
**Primary Residence** Yes  
**Property Leased** No

**Public Records/Tax**

**Legal Description** BNDRY SURVEY PROP HERSHELL & ELLEN BALL TR2 BM1978  
**Tax Map/Blk/Prcl/Lot**  
**PIN #** 0710173268  
**Inside City** No  
**City Limits Of**

**Tax Value** \$815,641.00  
**Tax Rate** 0.70270  
**Tax Annual Amount** \$4,027

**HUD Compliant Sr Housing?**

**Financing**

**Assumption** No Assumption  
**Financial Comments** New Needed. Please submit pre-approval or proof of funds with all offers.

**Home Owner Association**

**HOA 1 Mgmt**  
**HOA Phone**  
**HOA 1 Fees Required** No  
**HOA 1 Fees \$** \$0.00  
**HOA 1 Fee Payment**  
**Restrictive Covenants** Yes

**HOA 2 Mgmt**  
**HOA 2 Fees Required**  
**HOA 2 Fees \$** \$0.00  
**HOA 2 Fee Payment**  
**Total HOA Dues**

**HO Fees Include** HO Fees Include None

**Features**

**A/C** Central Air, Heat Pump, Whole House Fan, A /C Age 0-3 Years  
**Bath Features** Bath/Tub, Ceramic Bath Wall  
**Construction Type** Site Built  
**Design** 2 Story  
**Dining** Eat-in Kitchen, Separate Dining Room  
**Equipment/Appliances** Dishwasher, Elec. Dryer HU, Electric Range, Microwave

**Exterior Features** Barn, Covered Porch, Deck, Detached Workshop, Farm, Gutters, Horse Facilities/ Private, Horses Allowed, Insulated Glass, Insulated Windows, Out Building, Porch, Storage Shed, Walking Trails  
**Exterior Finish** Wood Ext  
**Fireplace** 2  
**Fireplace Description** In Living Room, In Master Bedroom, Wood Burning, Wood Stove Insert  
**Flooring** Wood Floor  
**Foundation** Crawl Space  
**Fuel Heat** Electric Fuel  
**Garage** 0  
**Green Bldg HERS Rating**  
**Green Building Features** Geo Thermal HVAC System

**Green Cert. Uploaded**  
**Heating** Woodstove Heat, Heat Pump, Heat Age 0-3 Yrs  
**Interior Features** 9 Ft Ceiling, Cathedral Ceiling, Ceiling Fan, Skylight(s)  
**Lot Description** Garden Area, Hardwood Trees, Landscaped, Open, Partially Cleared, Pasture, Private Rd, Private Rd Main. Agree, Secluded, Unpaved Road  
**Other Rooms** Enclosed Porch, Family Room, Loft Rm, Utility Room

**Parking** DW/Earth, DW/Gravel  
**Property Type** Detached  
**Property Description** Single Family  
**Roof** Shingle, Roof Age 0-5 Years, Architectural Shingles  
**Style** Farm House  
**Washer Dryer Location** 1st Floor, Laundry Room, Utility Room WD  
**Water Heater** Electric WH, Water Htr Age 3-6 Yrs  
**Water/Sewer** Septic Tank, Well  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
**Approx Ft of Wtr Frontage**

**Listing Agent**

**Showing Instructions**

**Compensation**

276569 Mickey D'Loughy - PrfPh: 919-559-5508  
C27071 Metro Digs, Inc - OFC: 919-438-3447

**Coming Soon?**  
**Hours Notice for Showing** 1  
Appointment Only, Beware of Pets, Notice Required, Occupied

**Commission to Buyer Agent** 2.4%  
**Commission to Sub Agent** 0 %

**Co-List:** Peter A Rumsey - PrfPh: 919-971-4118