



MLS # 2415808 **Status** ACTIVE

[Schedule a Showing](#)

3228/3208 Grand Oak Lane
Unit #
 New Hill
 27562
 NC
Subdivision Not in a Subdivision
Neighborhood

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

List Price \$1,200,000
Sold Price

DOM 0
 CDOM 0
Possession At Time Of Closing
 Contract Date
 Due Diligence Exp Date
 Closing Date
 Financial Concessions

[Virtual Tour](#)

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. FYI - 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
Detached Living Area SqFt 434
Bedrooms 3
of Rooms 11
Lot Dimensions irregular
Other Area Above Grade 807
Other Area Below Grade 0
Total Other Area SqFt 807
Full Baths 3
Half Baths 0
Master Bedroom Floor Second 17.3x15.4
Bedroom 2 Floor Second 16.7x15.4
Bedroom 3 Floor Second 17.3x11.7
Bedroom 4 Floor
Bedroom 5 Floor
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
Garage Floor
Carport 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
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
Seller Name
Ownership Type Other (SFH incl)
Ownership 1+ year(s)
Primary Residence Yes
Property Leased No
Oil/Gas Rights Severed?

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
HUD Compliant Sr Housing?
Tax Value \$815,641.00
Tax Rate 0.70270
Tax Annual Amount \$4,027

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
HO Fees Include HO Fees Include None
HOA 2 Mgmt
HOA 2 Fees Required
HOA 2 Fees \$ \$0.00
HOA 2 Fee Payment
Total HOA Dues

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

List Agent - License ID 276569
 Mickey D'Loughy - PrfPh: 919-559-5508
 Metro Digs, Inc - OFC: 919-438-3447
Co-List: Peter A Rumsey - PrfPh: 919-971-4118

Showing Instructions

Coming Soon? Showings Exp. to Begin
Hours Notice for Showing 1
 Appointment Only, Beware of Pets, Notice Required, Occupied

Compensation

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