



958690 **Active Residential** LP: \$ 350,000  
 612 Holden City: Raleigh  
**Media:** 10 / **Docs** **Area/Sub:** 001/B **Zip :** 27604 **Yr Blt:** 1930  
**Subd:** Oakdale **List Type:** ER  
**Seller's Name:** McDougall [Archive Report](#)

**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 Person St. at Krispy Kreme. R/on E. Franklin. L/on Elm. R/on Holden.

**Remarks :** Surprise. A picturesque 2 story studio/apartment sits in the backyard of this classic 1930 big-boned Bungalow that has been handsomely restored. New since 2003 - large kitchen w/Corian and gas range, big tile BA, wood trim stripped and repainted, exterior repainted 2006. Apt is rented month to month @\$560. Apt 543 sqft shown as other. Apt 1BR/1BA not included in 2BR/1BA for house.

**Agent Only**

**Rooms / SqFt Information**

<b>Living Area</b>	<b>Above Grade:</b> 1210	<b>Below Grade:</b>	<b>Total:</b> 1210
<b>Other Area</b>	<b>Above Grade:</b> 543	<b>Below Grade:</b>	<b>Total:</b> 543
<b># Rooms:</b> 5	<b>Beds:</b> 2	<b>Full Baths:</b> 1	<b>Half Baths:</b> 0
<b>Living Area-Room Dim/Levels</b>		<b>Other Area-Room Dim/Levels</b>	
<b>Entry Hall:</b> /	<b>Master BR:</b> 15.6x11.5 / Main	<b>Garage:</b> /	
<b>Living:</b> 20x13 / Main	<b>Bedroom 2:</b> 12.5x11.5 / Main	<b>Carport:</b> /	
<b>Dining:</b> 13.4x13.2 / Main	<b>Bedroom 3:</b> /	<b>Storage:</b> /	
<b>Family:</b> /	<b>Bedroom 4:</b> /	<b>Porch:</b> 21.4x10.2 / Main	
<b>Office/Study:</b> /	<b>Bedroom 5:</b> /	<b>Patio:</b> /	
<b>Kitchen:</b> 13.2x10.2 / Main	<b>Utility:</b> 9.7x5.4 / Main	<b>Deck:</b> 12x10 / Main	
<b>Breakfast:</b> /	<b>Bonus:</b> /	<b>Scrnd Porch:</b> /	
		<b>sep. apt. /</b> 12x22 / Main	

**General Information**

<b>Lot Dim:</b> 53x125	<b>Lot #:</b> 140	<b>Appx Acres:</b> 0.15
<b>Foundation:</b> crawl	<b>Zoning:</b>	<b>In City:</b> Yes
<b>New Construction:</b> No	<b>Est Fin Date:</b> /	
<b>Builders Name:</b>		<b>Restrictive Covenants:</b>
<b>HO Assoc. Mgmt:</b>		
<b>HOA Phone:</b>	<b>HOA Fax:</b>	<b>Total HOA Dues:</b> \$ 0/

**Financing and Taxes**

**Tax Value:** \$ 140,402 **Tax Rate:** 0 **TM/BK/PAR/LT or Deed Page:** BK 10532 PG 0696  
**Financial Comments:** Please include prequal letter with offer.  
**Legal Desc:** LO140 OAKDALE SUB BM1885-131 **Pin #:** 1704929862

**Features**

<b>Design - One Story A/C - Central Air</b>	<b>Dining - Eat-in Kitchen</b>	<b>Interior - Solid Surface Counter</b>
<b>Type - Detached A/C - See Remarks</b>	<b>Dining - Separate Dining Room</b>	<b>Tops</b>
<b>Acres - 0-.25 Acres Heat - Forced Air</b>	<b>Other Rooms - 1st Floor Bedroom</b>	<b>Exterior - Deck</b>
<b>Style - Arts &amp; Heating - See Remarks</b>	<b>Other Rooms - 1st Floor Master</b>	<b>Exterior - Detached Workshop</b>
<b>Crafts Fuel - Natural Gas</b>	<b>Bedroom</b>	<b>Exterior - Out Building</b>
<b>Style - Bungalow Water Htr - Electric</b>	<b>Other Rooms - Inlaw Suite</b>	<b>Exterior - Patio</b>
<b>Style - Craftsman FP - In Living Room</b>	<b>Other Rooms - Separate Livingroom</b>	<b>Exterior - Porch</b>
<b>Style - Traditional Wtr/Swr - City Sewer</b>	<b>Other Rooms - Utility Room</b>	<b>Exterior - See Remarks</b>
<b>Ext Finish - Wood Wtr/Swr - City Water</b>	<b>Other Rooms - See Remarks</b>	
<b>Bsmt - None Parking - DW/Gravel</b>	<b>W/D Loc - Utility Room</b>	
<b>Roof - Shingle Parking - See Remarks</b>	<b>Equip - Gas Range</b>	
<b>Floors - Carpet Fee Includes - None</b>	<b>Interior - 2nd Kitchen</b>	
<b>Floors - Hardwood Financing - New</b>	<b>Interior - 9 Ft Ceiling</b>	
<b>Floors - Tile Needed</b>	<b>Interior - Apt/Suite</b>	
<b>Floors - Vinyl No Assumption</b>	<b>Interior - Attic Pull Down</b>	

**Showing Instructions**

**Show Instruct:** Combo LB, See Remarks **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:** ATC **DOM:** 1

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

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