

## Cameron Park

"The Cameron Park neighborhood, located on land that was once part of Duncan Cameron's antebellum plantation, is west of downtown off Hillsborough Street. The development of the neighborhood was launched on April 25, 1910, when two Greensboro companies - The North Carolina Trust Company and the Southern Real Estate Company - purchased 110 acres of the plantation for \$90,000.00 and made plans to subdivide it. Shortly after this, the Parke-Hunter Realty Company of Raleigh purchased a 20 per cent share of the venture and thus became the exclusive marketing agent for the property.

Cameron Park was plated by Riddick and Mann, a noted engineering firm in Raleigh. The streets are a curvilinear grid that is influenced heavily by the rolling, wooded topography of the site, and the design contained tree parks in creek ravines. Local tradition maintains that the streets followed the former pathways to the Cameron family slave quarters, a story that probably lent emphasis to the neighborhood's association with the great plantation of one of the city's leading 19<sup>th</sup> century families.....

One hundred and fifty lots had been sold by 1920. The success of the neighborhood was further assured in that decade by the construction of two nearby schools - Wiley Grammar school in 1926, and the celebrated Needham Broughton High School in 1929. Cameron Park remained stable until the 1950's and 60s when original residents began dying and the neighborhood fringes began suffering development pressures along Hillsborough. Nearby North Carolina State University also exerted strong influences in diametrically opposing ways. Many of the large houses were subdivided into student rooming houses as many members of the University faculty saw the potential of the old neighborhood. The Cameron Park Association, the first of Raleigh's activist neighborhood groups, was formed and effected many beneficial preservation activities in the area. Today, Cameron Park is much as the Parker-Hunter Realty Company described it 70 years ago - stable, attractive and desirable."



777610 Active Residential LP: \$ 249,000  
 807 W Johnson St City: Raleigh  
 Media: 10 Area/Sub: 001/A Zip : 27605 Yr Blt: 1962  
 Subd: Cameron Park List Type: EO  
 Seller's Name: Nancy Johnson

### School Information

Elementary 1: Wiley Elementary 2:  
 Middle 1: Daniels Middle 2:  
 High 1: Broughton High 2:  
 Dir: St Mary's St or Glenwood Ave to W. Johnson St. Located in Cameron Park 2 blocks from Glenwood South.

Remarks : Cameron Park. Extraordinary location - this 0.16 acre lot is nestled in a quiet neighborhood just blocks away from Glenwood South condos. Move in today to this bright, all brick updated 1962 ranch with a finished basement, offstreet parking and private herb garden. Tomorrow you can add a Arts and Crafts style front porch and a sun room. Walk to NCSU & downtown. See pictures.

### Rooms / SqFt Information

Living Area	Above Grade: 1100	Below Grade: 450	Total: 1550
Other Area	Above Grade: 0	Below Grade:	Total: 0
# Rooms: 5	Beds: 2	Full Baths: 1	Half Baths: 0

Living Area-Room Dim/Levels	Other Area-Room Dim/Levels
Entry Hall: /	Garage: /
Living: 14x13 / Main	Carport: /
Dining: /	Storage: /
Family: 20x14 / Lower	Porch: /
Office/Study: 11.5x11 / Lower	Patio: /
Kitchen: 19x13 / Main	Deck: /
Breakfast: /	Scrdm Porch: /
Master BR: 14x11.5 / Main	
Bedroom 2: 11.5x11 / Main	
Bedroom 3: /	
Bedroom 4: /	
Bedroom 5: /	
Utility: /	
Bonus: /	

### General Information

Lot Dim: 59x115x55x126	Lot #: /	Appx Acres: 0.16
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	
Builders Name:		Restrictive Covenants:
HO Assoc. Mgmt:	HOA Fax:	Total HOA Dues: \$ 0/
HOA Phone:		

### Financing and Taxes

Tax Value: \$ 182,986	Tax Rate: 0	TM/BK/PAR/LT or Deed Page:
Financial Comments:		
Legal Desc: Book 1510 Page 378		Pin #: 1704313646

### Features

One Story	Water Htr - Gas	1st Floor Master Bedroom	Equip - Refrigerator
Type - Detached	FP - In Living Room	Family Room	Equip - Self Clean Oven
0-.25 Acres	Wtr/Swr - City Sewer	Office	Interior - Attic Pull Down
Ranch	Wtr/Swr - City Water	Rec Room	Interior - Basement Shop
Style - See Remarks	Lot Desc - Pond Stream	Separate Livingroom	Exterior - HistArea/Hse
Ext Finish - All Brick Veneer	Parking - DW/Concrete	Utility Room	Exterior - Porch
Bsmt - Finished	Fee Includes - None	Workshop	
Roof - Shingle	Financing - Cash	Other Rooms - See Remarks	
Floors - Carpet/Wood	No Assumption	W/D Loc - Basement	
Floors - Hardwood	Dining - Breakfast Room	Equip - Dishwasher	
A/C - Central	Dining - Eat-in Kitchen	Equip - Disposal	
Heat - Forced Air	Dining - Kitchen/Dining Room	Equip - Electric Range	
Fuel - Natural Gas	1st Floor Bedroom	Equip - Range Hood	

### Showing Instructions

Show Instruct: Combo LB, Vacant	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: EO	Possession: IMM	

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

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