



999429

Active - Alternative 2 -  
5/16/2008

Residential

LP: \$ 375,000

408 Oakwood Avenue

Media: 12 / Docs

Area/Sub: 001/D

Zip : 27604

City: Raleigh

Yr Blt: 1909

Subd: Oakwood

Nbrhd: Historic Oakwood

List Type: ER

Seller's Name:

Archive Report

**School Information**

Elementary 1: Wake - Conn

Elementary 2:

Middle 1: Wake - Daniels

Middle 2:

High 1: Wake - Broughton

High 2:

Dir: \*\* From Peace St - R/on N. Blount St at Peace College. L/on Polk St. R/on N. Bloodworth. L/on Oakwood Ave. \*\* From Downtown north on N. Person Street. R/on Oakwood \*\*

**Remarks :** Floor-to-ceiling windows, arched French doors, central hall, big rooms, tall ceilings, screened porch, south-facing back yard & patio - these are some of the features of this 1909 bungalow. Move in today. Update the large eat-in kitchen & more tomorrow using NC rehab tax credits. Versatile floor plan has formal areas plus up to 4 BR's (2 have closets, 2 require a wardrobe/closet).

**Agent Only**

**Rooms / SqFt Information**

Living Area	Above Grade: 2153	Below Grade:	Total: 2153
Other Area	Above Grade: 0	Below Grade:	Total: 0
# Rooms: 8	Beds: 3	Full Baths: 1	Half Baths: 1
<b>Living Area-Room Dim/Levels</b>		<b>Other Area-Room Dim/Levels</b>	
Entry Hall: 15.9x7.9 / Main	Master BR: 15x14.4 / Main	Garage: /	
Living: 15x14.7 / Main	Bedroom 2: 12x10.2 / Main	Carpport: /	
Dining: 15x14.4 / Main	Bedroom 3: 14x13.8 / Main	Storage: /	
Family: 15x14.7 / Main	Bedroom 4: /	Porch: 32x8 / Main	
Office/Study: /	Bedroom 5: /	Patio: 25x8 / Main	
Kitchen: 14x13 / Main	Utility: 10.7x5.6 / Main	Deck: /	
Breakfast: /	Bonus: /	Scrnd Porch: 12.8x8.6 / Main	
Library / 16.4x7.9 / Main			

**General Information**

Lot Dim: 0	Lot #:	Appx Acres: 0.23
Foundation:	Zoning: R-10	In City: Yes
New Construction: No	Est Fin Date: /	HUD Compliant Senior Housing: No
Builders Name:		Restrictive Covenants: No
HO Assoc. Mgmt:		
HOA Phone:	HOA Fax:	Total HOA Dues: \$ 0/

**Financing and Taxes**

Tax Value: \$ 400,096	Tax Rate: 0	TM/BK/PAR/LT or Deed Page: Book08434 Pg1393
Financial Comments: Prequal letter with offer please		
Legal Desc: 408 Oakwood Av		
Pin #: <a href="#">1704809691</a>		

**Features**

Design - One Story	Floors - See Remarks	Dining - Eat-in Kitchen	Interior - Attic Skutl
Type - Detached	A/C - Central Air	Dining - Separate Dining Room	Exterior - Garden Area
Acres - 0-.25 Acres	Heat - Forced Air	Other Rooms - 1st Floor Bedroom	Exterior - HistArea/Hse
Style - Bungalow	Fuel - Natural Gas	Other Rooms - 1st Floor Master Bedroom	Exterior - Patio
Style - Victorian	Water Htr - Electric	Other Rooms - Entry Foyer	Exterior - Porch
Ext Finish - Wood	FP - See Remarks	Other Rooms - Family Room	Exterior - Screen Porch
Bsmt - Outside Entrance	Wtr/Swr - City Sewer	Other Rooms - Office	
Bsmt - Partial	Wtr/Swr - City Water	Other Rooms - Separate Livingroom	
Bsmt - Unfinished	Parking - DW/Concrete	Other Rooms - Utility Room	
Roof - Shingle	Fee Includes - None	Other Rooms - See Remarks	
Floors - Vinyl	Financing - New Needed	W/D Loc - 1st Floor	
Floors - Wood	No Assumption	Interior - 10Ft+ Ceiling	

**Showing Instructions**

Show Instruct: Combo LB, See Remarks	<b>Make Appointment</b>	
List Agent: R11298 / <a href="#">Peter Rumsey</a>	Agent Phone: 919-971-4118	Appt Phone: 919-595-8989
List Office: R/PRU02 / <a href="#">Prudential Carolinas Realty</a>	Office Phone: 919-782-5502	
Co List Agent: <a href="#">Rachel Neal</a>	CoList Agent Phone: 919-720-1920	Appt Phone: 919-595-8989
Comm to Buy Agt: 2.4%	Comm to Sub Agt: 2.4%	
List Type: ER	Possession: NEG	

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

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