



979918 **Active** **Residential** LP: \$ 435,000
 313 Polk **City:** Raleigh
Media: 📷 12 **Area/Sub:** 001/D **Zip :** 27604 **Yr Blt:** 1921
Subd: Historic Oakwood **List Type:** ER
Seller's Name: Meador **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 R/on N. Person St to L/on Polk St. Note the new Burning Coal Theater and Blount Street Commons development of townhouses, condos and street level shops.

Remarks : A grand staircase, French doors and arches accent the open floor plan this sensitively restored 1920s all brick home with a modern kitchen. Big rooms with lots of light - The 19ft long LR and MBR each have windows on three sides. Plusses include garage, screen porch, patio, basement rec room/workshop and expansion options. Great family neighborhood near shops and restaurants.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 1875	Below Grade:	Total: 1875
Other Area	Above Grade: 60	Below Grade: 281	Total: 341
# Rooms: 6	Beds: 3	Full Baths: 2	Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 8.3x7.2 / Main **Master BR:** 19.1x12.5 / Second
Living: 19.1x12.5 / Main **Bedroom 2:** 13x12.3 / Second
Dining: 16x12.5 / Main **Bedroom 3:** 12.6x11.1 / Second
Family: / **Bedroom 4:** /
Office/Study: / **Bedroom 5:** /
Kitchen: 12.6x11.5 / Main **Utility:** /
Breakfast: / **Bonus:** /

Other Area-Room Dim/Levels

Garage: /
Carport: /
Storage: /
Porch: / Main
Patio: /
Deck: /
Scrnd Porch: / Main
Basement / / Basement

General Information

Lot Dim: 53x107x49x107	Lot #:	Appx Acres: 0.13
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	HUD Compliant Senior Housing: No
Builders Name:		Restrictive Covenants:
HO Assoc. Mgmt:		
HOA Phone:	HOA Fax:	Total HOA Dues: \$ 0/

Financing and Taxes

Tax Value: \$ 424,227 **Tax Rate:** 0 **TM/BK/PAR/LT or Deed Page:**
Financial Comments: Bring prequal letter with offer.
Legal Desc: 0 **Pin #:** 17048152767

Features

Design - 2 Story	Roof - Shingle	Parking - 1 Garage	W/D Loc - Basement
Type - Detached	Floors - Hardwood	Parking - Detached	Interior - 9 Ft Ceiling
Acres - 0-.25 Acres	Floors - Tile	Parking - DW/Concrete	Interior - Attic Pull Down
Style - Arts & Crafts	Floors - Vinyl	Fee Includes - None	Interior - Basement Shop
Style - Craftsman	A/C - Central Air	Financing - New Needed	Interior - Ceiling Fan
Style - Traditional	A/C - Dual Zone	No Assumption	Exterior - HistArea/Hse
Ext Finish - All Brick Veneer	Heat - Dual Zone	Dining - Separate Dining Room	
Bsmt - Daylight	Fuel - Natural Gas	Other Rooms - Entry Foyer	
Bsmt - Inside Entrance	Water Htr - Gas	Other Rooms - Rec Room	
Bsmt - Partial	FP - In Living Room	Other Rooms - Separate Livingroom	
Bsmt - Unfinished	Wtr/Swr - City Sewer	Other Rooms - Workshop	
Bsmt - Workshop	Wtr/Swr - City Water	Other Rooms - See Remarks	

Showing Instructions

Show Instruct: Combo LB	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: \$0	
List Type: ER	Possession: NEG	

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

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