



825796 **Active** **Residential** LP: \$ 295,000
 1323 Ridge Rd City: Raleigh
Media: 📷 10 Area/Sub: 001/B Zip : 27607 Yr Blt: 1953
 Subd: Ridge Road Area List Type: ER
 Seller's Name: DaPondes Estate

School Information

Elementary 1: Wake - Lacy Elementary 2:
 Middle 1: Wake - Martin Middle 2:
 High 1: Wake - Broughton High 2:
 Dir: Wade Ave to Ridge Rd near Whole Foods Grocery, Quail Ridge Books, Meredith College & Greenway to Art Museum

Remarks : Walk to Whole Foods. Enticing Cape Cod or Provencal style home on a deep 0.38A lot. Original HW flrs, ornamental molding, art deco fixtures, Caloric gas appliances. Three level main house incl 1BR bsmt apt. Fin sqft excl det 21x21ft studio/workshop. Move in today. Renovate and expand tomorrow. Floor plan available. Call re HVAC and plumbing. Heir selling AS IS under Alt 2.

Agent Only

Rooms / SqFt Information

Living Area	Above Grade: 1731	Below Grade: 741	Total: 2472
Other Area	Above Grade: 452	Below Grade: 413	Total: 865
# Rooms: 10	Beds: 3	Full Baths: 3	Half Baths: 0
Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
Entry Hall: /	Master BR: 13.7x13.4 / Main	Garage: /	
Living: 18.3X14.4 / Main	Bedroom 2: 13.3x9.5 / Second	Carpport: /	
Dining: 10X10 / Main	Bedroom 3: 13.7x13.6 / Lower	Storage: 9.8x4.8 / Lower	
Family: 13.7X13.4 / Main	Bedroom 4: /	Porch: /	
Office/Study: 8.5x7 / Main	Bedroom 5: /	Patio: /	
Kitchen: 12.5X8.2 / Main	Utility: 13.8x13.3 / Lower	Deck: /	
Breakfast: /	Bonus: 21.5x11 / Second	Scrnd Porch: /	
rec / 14.9x10 / Lower		wkshp / 14.6x10 / Lower	

General Information

Lot Dim: 106x220x41x240	Lot #:	Appx Acres: 0.38
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	Restrictive Covenants:
Builders Name:		
HO Assoc. Mgmt:	HOA Fax:	Total HOA Dues: \$ 0/
HOA Phone:		

Financing and Taxes

Tax Value: \$ 165,272	Tax Rate: 0	TM/BK/PAR/LT or Deed Page:
Financial Comments: Submit prequal letter with offer.		
Legal Desc: 0	Pin #: 0794286094	

Features

1.5 Story	Floors - Concrete	Wtr/Swr - City Sewer	Sun Room
Type - Detached	Floors - Hardwood	Wtr/Swr - City Water	Utility Room
.26-.5 Acres	Floors - Tile	Parking - DW/Asphalt	Workshop
Cape Cod	Floors - Vinyl	Fee Includes - None	W/D Loc - Basement
French Province	A/C - Wall Unit(s)	Financing - New Needed	Interior - 2nd Kitchen
Traditional	Baseboard Heat	No Assumption	Interior - 9 Ft Ceiling
Ext Finish - Stucco	Heat - Hot Water	Dining - Separate Dining Room	Interior - Apt/Suite
Ext Finish - See Remarks	Wall Heater	1st Floor Bedroom	Interior - Attic Perm Stair
Bsmt - Apartment	Heating - See Remarks	Attic Finished	Interior - Basement Shop
Bsmt - Daylight	Fuel - Electric	Bonus Room/Finished	Interior - Need Repair
Bsmt - Full	Fuel - Natural Gas	Bonus Unfinished	Exterior - Detached Workshop
Bsmt - Outside Entrance	Fuel - See Remarks	Den	Exterior - Out Building
Bsmt - Part. Finish	Water Htr - Gas	Family Room	
Bsmt - Workshop	Water Htr - See Remarks	Office	
Roof - Shingle	FP - In Living Room	Rec Room	
Floors - Carpet	FP - See Remarks	Separate Livingroom	

Showing Instructions

Show Instruct: Appointment Only	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: NEG	DOM: 0

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