



1692465

Active

Residential

LP: \$ 225,000

110 S Selma Road
City: Wendell
Media: 12 VT: No
Subdivision: Not in a Subdivision
Seller's Name: Carolyn Currie Hall

Foreclosure: N
Zip: 27591
Yr Blt: 1925
Nbrhd:
Open House:

Auction: N
Area/Sub: 012/A
List Type: ER
SP:
Sold Dt:

School Information

Elementary 1: Wake - Zebulon
Middle 1: Wake - Zebulon
High 1: Wake - East Wake
Elementary 2:
Middle 2:
High 2:

Directions: 64 East to Wendell. Continue through Wendell on Wendell Blvd to right on N. Selma Rd. House is on the right at the corner of S. Selma and Lake.

Remarks: This sensitively restored 1925 bungalow and its next door twin were once part of the Whitley estate now listed on the National Register. A spectacular octagonal sunroom (344 sqft not included as finished - see Agent Remarks) and a wrap-around back deck overlook a level 1.12-acre corner lot, formal gardens and 3 room wired workshop/potting shed/studio. See words with pictures.

Rooms / SqFt Information

Living Area Above Grade: 2300 Below Grade: 0 Total: 2300
Other Area Above Grade: 1252 Below Grade: 0 Total: 1252
Rooms: 9 Beds: 3 Full Baths: 2 Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: Office/Study: 12X9.2 / Main Master BR: 15.4X11.9 / Main Bedroom 5:
Living: 19x14 / Main Kitchen: 13X11 / Main Bedroom 2: 13.6X11 / Main Utility: 7.7X5.9 / Main
Dining: 14.7x10 / Main Breakfast: Bedroom 3: 14.4X12.9 / Main Bonus:
Family: 14.4X14 / Main Sun Room: 19.6X18 / Main Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: Patio: Scrnd Porch:
Carport: 23X15/MAIN Porch: 33X7.8 / Main Deck: 19X15 / Main Studio/WkS: 34x16/Main

General Information

Lot Dim: 97x250x97x100x250x100 Lot #: 0 Appx Acres: 1.13 Foundation: Crawl Zoning: R-15
New Construction: No Est Fin Date: HUD Compliant Senior Housing:
Builders Name: Restrictive Covenants: N In City: Yes
HO Assoc. Mgmt: Total HOA Dues: \$ 0
HOA Phone:

Financing and Taxes

Tax Value: \$198,005 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: 424-E
Financial Comments: Please bring prequal with offer.
Legal Desc: 2 LOTS & HOUSE Pin #: 1783980953

Features

Design: One Story Exterior Landscaped, Garden Area, Detached Workshop, See Remarks
Property Type: Detached Features:
Construction Type: SITEBT
Acres: 1-2.9 Acres
Exterior Partial Brick, Wood
Finish:
Roof: Shingle, See Remarks Style: Traditional, Transitional, Bungalow, Craftsman
A/C: Central Air Basement
Fuel-Heat: Gas LP Desc:
Fireplace In Family Room, In Living Room, See Remarks
Desc: Flooring: Brick, Carpet, Hardwood, Tile
Lot Desc: Corner Lot, See Remarks Heating: Forced Air, See Remarks, Dual Zone
Water Heater: Electric
Water/Sewer: City Sewer, City Water
Parking: 1 Carport, Entry/Front, DW/Gravel
Financing: Cash, Conventional, New Needed
Dining: Eat-in Kitchen, Separate Dining Room
Washer/Dryer 1st Floor
Loc:
Interior 9 Ft Ceiling, Cath. Ceil., Ceiling Fan, Bookshelves, Garage Shop, Need
Features: Repair, See Remarks

Equip /Appl: Spec. SVC: Handicap Access

Green
Green Certs:

Showing Instructions

Show Instruct: Combo LB
List Agent: R11298/ Peter Rumsey Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989
List Office: 2234 / Prudential York Simpson Underwood Realty Office Phone: 919-782-6641
Co List Agent: R19519 / Donald Mathis CoList Agent Ph: 919-645-2510 CoList Appt Ph: 919-595-8989
Comm to Buy Agt: 2.4/ %/ N Comm to Sub Agt: 0/ %/ N LADOM: 5 CDOM: 5
List Type: ER-Exclusive Right Possession: NEG PE: No

Comparable Information

Sale Agent:

Sale Office:

Pending Date:

Selling Info:

Financial Concessions:

Other Concessions:

SA Phone:

SO Phone:

Est Closing Dt:

Terms:

Sold Price:

Sold Dt:

Agent Only Remarks

Check "Attachments" and www.peterRumsey.com for future updated info and links. The sun room is shown as unfinished sqft since it is not adequately heated by the present zoned system and some doors lack adequate weather stripping. A shared use and maintenance agreement exists for the old brick garage that straddles the property line with a private bay on each side.

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

Date: 10/31/2009