

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 19th 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."



740674 **Active** **Residential** LP: \$ 299,900
 132 Woodburn Rd City: Raleigh
Media: **Area/Sub:** 001/A Zip: 27605 Yr Blt: 1917
Subd: Cameron Park List Type: ER

Seller's Name: Weaver, Ardath & Reagan

School Information

Elementary 1: Wiley **Elementary 2:**
Middle 1: Daniels **Middle 2:**
High 1: Broughton **High 2:**
Dir: Wade Ave or Hillsborough St to Woodburn Rd.

Remarks : Cameron Park under \$300,000. Absolutely unique rowhouse, 1 in a 4 unit block built in 1917 with 'big-city' style in and out. 3 floors, a full basement, a front porch, fenced back yard, and rear alley parking - this house has it all. Move in now and upgrade older kitchen and 3 baths later. May be eligible for NC Rehab Tax Credits. Condo HOA.

Rooms / SqFt Information

Living Area	Above Grade: 2300	Below Grade:	Total: 2300
Other Area	Above Grade: 0	Below Grade: 833	Total: 833
# Rooms: 7	Beds: 4	Full Baths: 3	Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 15x4.6 / Main
Living: 15X14.3 / Main
Dining: 15X10.8 / Main
Family: /
Office/Study: 14.2x7.9 / Third
Kitchen: 11.9x11.6 / Main
Breakfast: 12.2x9.6 / Main
 sun rm / 12.5x6 / Main

Master BR: 15X14 / Second
Bedroom 2: 15x13.5 / Second
Bedroom 3: 13.2x11.9 / Second
Bedroom 4: 16xx9.5 / Third
Bedroom 5: /
Utility: /
Bonus: /

Other Area-Room Dim/Levels

Garage: /
Carport: /
Storage: /
Porch: 16.2x9.1 / Main
Patio: /
Deck: 12.5x6 / Main
Scrnd Porch: /

General Information

Lot Dim: 0 **Lot #:** **Appx Acres:** 0.06
Foundation: **Zoning:** **In City:** Yes
New Construction: No **Est Fin Date:** /
Builders Name: **Restrictive Covenants:**
HO Assoc. Mgmt: **HOA Fax:** **Total HOA Dues:** \$ 150/Monthly
HOA Phone:

Financing and Taxes

Tax Value: \$ 167,131 **Tax Rate:** 0 **TM/BK/PAR/LT or Deed Page:**
Financial Comments:
Legal Desc: UNIT 2 WOODBURN RD CONDO **Pin #:** 1704019330

Features

2.5+ Story	Roof - Shingle	Fee Includes - Insurance	W/D Loc - 1st Floor
Type - Condo Other	Floors - Hardwood	Fee Includes - Maint Com. Area	Interior - 9 Ft Ceiling
Type - Detached	Floors - Vinyl	Fee Includes - Maint. Ext.	Interior - Attic Perm Stair
0-.25 Acres	A/C - Central	Fee Includes - Maint. Grnd	Interior - Bookshelves
Traditional	Heat - Forced Air	Financing - New Needed	Exterior - Deck
Tudor	Fuel - Natural Gas	No Assumption	Exterior - Fenced Yard
Ext Finish - Stucco	Water Htr - Electric	Dining - Breakfast Room	Exterior - HistArea/Hse
Ext Finish - Wood	FP - In Living Room	Dining - Separate Dining Room	Exterior - Porch
Bsmt - Daylight	Wtr/Swr - City Sewer	Attic Finished	Exterior - Private Fence
Bsmt - Full	Wtr/Swr - City Water	Entry Foyer	
Bsmt - Outside Entrance	Parking - Entry/Rear	Separate Livingroom	
Bsmt - Unfinished	Parking - See Remarks	Utility Room	
Bsmt - Workshop	Fee Includes - HO Association	Workshop	

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:**
Comm to Buy Agt: 2.4 **Comm to Sub Agt:** 2.4 **Appt Phone:** 919-595-8989
List Type: ER **Possession:** IMM

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

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