

1953365

Active

Residential

LP: \$ 725,000



Property Leased: N

325 Polk Street
Raleigh, NC 27604 (City limits of: Raleigh)
Media: 25 VT: No
Subdivision: Historic Oakwood
Seller's Name: Wheatley

Yr Blt: 1895
Nbrhd: Historic Oakwood

Area/Sub: 001/D
List Type: ER
SP:
Closed Dt:

School Information

Elementary 1: Wake - Conn
Middle 1: Wake - Daniels
High 1: Wake - Broughton
Elementary 2:
Middle 2:
High 2:

Directions: Peace Street to R onto N Blount at Gallery C. Left onto Polk St at the Merrimon-Wynne House. Home at corner of N Bloodworth St across from setting of 1993 TV movie with Gregory Peck and Lauren Bacall.

Remarks: Walter Clark House, c.1895. Contemporary, Victorian, whatever your decorating style, all can compliment and be complimented by this elegantly restored Queen Anne home located on one of the most scenic corners in Raleigh. Grand center hall. Most rooms over 16x16 ft. 4 BRs plus office/guest rm with full bath. Sun rm, deck, semi-private side lawn plus separate off street parking.

Rooms / SqFt Information

Living Area Above Grade: 3843 Below Grade: 0 Total: 3843
Other Area Above Grade: 100 Below Grade: 100 Total: 200
Rooms: 12 Beds: 4 Full Baths: 3 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 17x10 / Main Office/Study: 14.2x9.3 / Main Master BR: 17x16 / Main Bedroom 5:
Living: 17x15.5 / Main Kitchen: 16x16 / Main Bedroom 2: 17x16 / Second Utility: 10x6 / Second
Dining: 16.8x16 / Main Breakfast: 13x10 / Main Bedroom 3: 17x16 / Second Bonus:
Family: 17x16 / Main HALL UP: 17x10 / Second Bedroom 4: 17x16 / Second SUN/BKFST:13X10 / Main

Other Area-Room Dim/Levels

Garage: Storage: Scrnd Porch:
Carport: Porch: 35x8 / Main Deck: 16x7.2 / Main W/R SIDE P: 17x8/Main
SIDE PORCH : 8.2x6.6/Main

General Information

Lot Dim: 100x105x105x105 Lot #: 14 Appx Acres: 0.25 Foundation: Brick Zoning:
New Construction: No Framed: Est Fin Date: Restrictive Covenants: N
Builders Name: HUD Compliant Senior Housing: Ownership: Year Primary Residence: Y
HOA Mgmt: HOA Fees 1: \$0 HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$836,161 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: G017-G01012-0018
Financial Comments: Bring prequal letter with offer
Legal Desc: LO14 F H Briggs Est Pin #: 170481206

Features

Design: 2 Story Exterior Deck, Garden Area, HistArea/Hse, Landscaped, Porch, Walk-in Crawl Space,
Property Type: Detached Features: See Remarks
Construction Type: Site built (Stick)
Acres: 0-.25 Acres
Exterior Wood
Finish:
Roof: Slate, Shingle Style: Victorian, See Remarks
A/C: Central Air, Dual Zone Basement Outside Entrance, Unfinished
Fuel-Heat: Natural Gas Desc:
Fireplace Gas Logs, In Living Room, See Remarks, In Family Room
Desc: Flooring: Hardwood, Tile, Vinyl, Wood
Lot Desc: Corner Lot, See Remarks Heating: Dual Zone, Forced Air
Fees None Water Heater: Electric
Include: Water/Sewer: City Sewer, City Water
Assumption: No Assumption Parking: See Remarks, Parking Pad, Entry/Side, DW/GravelDW/Earth, 1 Garage
Other 1st Floor Bedroom, 1st Floor Master Bedroom, Bonus Hall Acc, Den, Entry Financing: New Needed
Rooms: Foyer, Family Room, Nursery, Office, Separate Livingroom, Study, Sun Room, Dining: Separate Dining Room, Eat-in KitchenBreakfast Room
See Remarks Washer/Dryer 2nd Floor, Utility Room
Loc:
Interior 10Ft+ Ceiling, Attic Pull Down, Bookshelves, Ceiling Fan, Granite Counter
Features: Tops, See Remarks

Equip /Appl: Accessibility:
Green
Green Certs:
Green Building HERS Rating: High Perform. Home:

Showing Instructions

Show Instruct: , Combo LB
List Agent: R11298/ Peter Rumsey Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989
List Office: 71330 / Allen Tate Co. Inc. Office Phone: 919-719-2900
Co List Agent: r26680 Debra Smith CoList Agent Ph: 919-349-0918 CoList Appt Ph: 919-595-8989
Comm to Buy Agt: 2.4/ %/ N Comm to Sub Agt: 0/ %/ N LADOM: 0 CDOM: 0
List Type: ER-Exclusive Right Possession: ATC PE: No

Waterfront

Waterfront Type:

Waterfront Access:

Water Body Name:

Approx Ft of Water Frontage:

Waterfront Characteristics:

Comparable Information

Sale Agent:

SA Phone:

Terms:

Sale Office:

SO Phone:

Sold Price:

Pending Date:

Est Closing Dt:

Sold Dt:

Selling Info:

Financial Concessions (CC):

Other Concessions:

Special Circumstances:

Agent Only Remarks

Check back for floor plan, neighborhood maps, more to be added as docs and on website www.peterRumsey.com. Home is in both national and local historic district. See rhdc.org for guidelines and info on NC Rehab tax credits. 6 of 7 fireplaces are decorative. Chandeliers (not original) in DR and foyer do not convey.

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

Date: 06/07/2014