

1826366

Contingent

Residential

LP: \$ 225,000

Due Diligence Exp. Date: 04/20/12

Contingent Addendum: No

Property Leased: N



1224 Watauga Street

City: Raleigh

Media: 20 VT: No

Subdivision: Oakdale

Seller's Name: Sadler

Zip: 27604

Yr Blt: 1952

Nbrhd:

Area/Sub: 001/D

List Type: EA

SP:

Sold Dt:

School Information

Wake Cty Schools

Elementary 1: Wake Cty School District

Elementary 2: Wake Cty School District

Middle 1: Wake Cty School District

Middle 2: Wake Cty School District

High 1: Wake Cty School District

High 2: Wake Cty School District

Directions: Wake Forest Rd toward Downtown. Left onto Frank. Right onto Watauga. Home is on the left.

Remarks: Breathtakingly open floor plan is created by the extraordinary new, enlarged kitchen that includes butcher block counters and skylight. Indulge your country mouse on a 0.24 acre arboretum--like lot nestled in the middle of an urban brick bungalow heaven with nearby dog park, shops, eats, more. Big front porch, back deck, concrete drive bordered by low standing stone wall.

Rooms / SqFt Information

Living Area

Above Grade: 937

Below Grade: 0

Total: 937

Other Area

Above Grade: 80

Below Grade: 0

Total: 80

Rooms: 5

Beds: 2

Full Baths: 1

Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall:

Office/Study:

Master BR: 12.1x11.7 / Main

Bedroom 5:

Living: 16.0x11.8 / Main

Kitchen: 17.2x12.2 / Main

Bedroom 2: 11.8x8.1 / Main

Utility: 8.4x7.6 / Main

Dining:

Breakfast:

Bedroom 3:

Bonus:

Family:

Bedroom 4:

Other Area-Room Dim/Levels

Garage:

Storage:

Scrnd Porch:

Carport:

Porch: 15.0x7.9 / Main

Patio:

Stor. Shed: 10.0x8.0/Main

Deck: 12.0x10.0 / Main

General Information

Lot Dim: TBD

Lot #: 9

Appx Acres: 0.24

Foundation: Crawl

Zoning: R-10

New Construction: No

Framed:Yes

Est Fin Date:

Restrictive Covenants: N

Builders Name:

HUD Compliant Senior Housing:

In City: Yes: Raleigh

HOA Mgmt:

HOA Fees 1: \$0

Ownership: Year

Primary Residence: Y

HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$237,890

Tax Rate: 0.0000

TM/BK/PAR/LT or Deed Page: Book 12947 Page 052

Financial Comments: Prequal letter w credit check with offer please.

Legal Desc: L09 MEADOWBROOK SUB BM1949-119

Pin #: 1714044614

Features

Design: One Story

Property Type: Detached

Construction Type: Site built (Stick)

Acres: 0-.25 Acres

Exterior All Brick Veneer

Finish:

Roof: Shingle

A/C: Central Air, Heat Pump, A/C Age 0-3 Years

Fuel-Heat: Natural Gas, See Remarks

Fireplace

Desc:

Lot Desc: Hardwood Trees, Road Frontage

Fees None

Include:

Assumption: No Assumption

Other

Rooms:

Exterior Deck, Landscaped, Porch

Features:

Style: Bungalow

Basement Concrete Block

Desc:

Flooring: Hardwood

Heating: Forced Air, Heat Pump, See Remarks

Water Heater: Electric

Water/Sewer: City Water

Parking: DW/Concrete

Financing: New Needed

Dining: Eat-in Kitchen

Washer/Dryer 1st Floor

Loc:

Interior Skylight(s)

Features:

Spec. SVC:

Green

Green Certs:

Green Building HERS Rating:

Showing Instructions

Show Instruct: Hours of Notice: 0.5, Combo LB, Notice Required

List Agent: R11298/ Peter Rumsey

List Office: 71330 / Allen Tate Co. Inc.

Co List Agent: R26680 / Debra Smith

Comm to Buy Agt: 2.4/ %/ Y

List Type: EA-Exclusive Agency

Agent Phone: 919-971-4118

Office Phone: 919-719-2900

CoList Agent Ph: 919-346-8146

Comm to Sub Agt: 0/ %/ Y

Possession: ATC

Agent Appt Ph: 919-595-8989

CoList Appt Ph: 919-595-8989

LADOM: 4

CDOM: 4

PE: No