

1916077

Pending

Residential

LP: \$ 189,500

Due Diligence Exp. Date: 02/01/14

Property Leased: N



720 Bishops Park Drive Unit #: 108  
Raleigh, NC 27605 (City limits of: Raleigh)  
Media: 25 VT: No  
Subdivision: Bishops Park  
Seller's Name: K & V Little LLC

Yr Blt: 1983  
Nbrhd:

Area/Sub: 001/A  
List Type: EA  
SP:  
Closed Dt:

School Information

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

Directions: Glenwood Ave to Bishops Park Dr (just north of Fletcher Park). Go past pool on left. On the right, go past buildings and turn right into parking area. Walk through north entrance to courtyard. Unit #108 is on right past stairs.

Remarks: First floor, corner condo with private, enclosed patio and garden area. Bright, open floor plan inside. Elegant brick paved, tree shaded paths and roads outside. Walk to Glenwood South, Cameron Village, Five Points. Swim in the BP pool. Play most sports in adjacent Fletcher Park. New carpet, counters, paint, HVAC (2011). See pics and prose for history of Bishops Park.

Rooms / SqFt Information

Living Area Above Grade: 1016 Below Grade: 0 Total: 1016  
Other Area Above Grade: 0 Below Grade: 0 Total: 0  
# Rooms: 5 Beds: 2 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 5.3x4.4 / Main Office/Study: Master BR: 14.8x11.9 / Main Bedroom 5:  
Living: Kitchen: 11x9.3 / Main Bedroom 2: 11.3x10 / Main Utility: 8x5 / Main  
Dining: 11.5x9 / Main Breakfast: Bedroom 3: Bonus:  
Family: 15x13.5 / Main Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: Main Scrnd Porch:  
Carport: Porch: Deck: Garden: 6.4x27.5/Main

General Information

Lot Dim: 0 Lot #: 0 Appx Acres: 0.00 Foundation: Slab Zoning: O&I-1  
New Construction: No Framed: Est Fin Date: Restrictive Covenants: Y  
Builders Name: HUD Compliant Senior Housing:  
HOA Mgmt: York Properties HOA Fees 1: \$228 Monthly - Req: Y Ownership: Primary Residence: N  
Total HOA Dues: \$ 22795

Financing and Taxes

Tax Value: \$185,131 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page:  
Financial Comments: Bring Prequal letter with offer.  
Legal Desc: BISHOP PARK I CONDOMINIUM UN40 Pin #:

Features

Design: One Story Exterior Covered Porch, Garden Area, Patio, Swim Pool/Priv. Com, See Remarks  
Property Type: Condo 1st Floor Features:  
Construction Type: Site built (Stick)  
Acres: 0-.25 Acres  
Exterior Wood, Partial BrickShake  
Finish:  
Roof: Shingle Style: Traditional, Transitional  
A/C: Heat Pump, Central Air, A/C Age 0-3 Years Basement  
Fuel-Heat: Electric Desc:  
Fireplace Direct Vent, Wood Burning, In Family Room  
Desc: Flooring: Parquet, Carpet, Vinyl, Tile  
Lot Desc: Hardwood Trees, See Remarks Heating: Heat Pump, Heat Age 0-3 Yrs  
Fees Area Lights, HO Association, Maint Com. Area, Maint. Ext., Maint. Grnd, Water Heater: Electric  
Include: Pool, Sewer, Water, Street Lights, Garbage PU Water/Sewer: City Water, City Sewer  
Assumption: No Assumption Parking: Parking Lot  
Other 1st Floor Master Bedroom, 1st Floor Bedroom, Entry Foyer, Family Room Financing: New Needed  
Rooms: Dining: Separate Dining Room  
Washer/Dryer 1st Floor, Utility Room  
Interior Bath/Shower, Bookshelves, Cable TV Available, Ceiling Fan, CerBth Wall, Loc:  
Features: DSL Available, W.I. Closet

Equip Refrigerator, Washer, Dryer, Microwave  
/Appl:

Accessibility: See Remarks

Green

Green Certs:

Green Building HERS Rating:

High Perform. Home:

Showing Instructions

Show Instruct: , Combo LB, Vacant  
List Agent: R11298/ Peter Rumsey  
List Office: 71330 / Allen Tate Co. Inc.  
Co List Agent:  
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:  
Comm to Sub Agt: 0/ %/ Y  
Possession: IMM

Agent Appt Ph: 919-595-8989  
CoList Appt Ph:  
LADOM: 78 CDOM: 78  
PE: No

**Waterfront**

**Waterfront Type:**

**Waterfront Access:**

**Water Body Name:**

**Approx Ft of Water Frontage:**

**Waterfront Characteristics:**

**Comparable Information**

**Sale Agent:** R14726 / Peggy Duke

**SA Phone:** 919-785-4212

**Terms:**

**Sale Office:** 2179 / Fonville Morisey/Brier Creek Sales Office

**SO Phone:** 919-781-4452

**Sold Price:**

**Pending Date:** 02/02/2014

**Est Closing Dt:** 02/07/2014

**Sold Dt:**

**Selling Info:**

**Financial Concessions (CC):**

**Other Concessions:**

**Special Circumstances:**

**Agent Only Remarks**