

1788017

Active

Residential

LP: \$ 445,544



8704 Catamaran Drive

City: Raleigh
 Zip: 27615
 Subdivision: Emerald Chase
 Seller's Name: of record

List Type: ER
 Yr Blt: 1990
 Nbrhd:
 SP:

School Information

Middle 1: Wake - Carroll

Middle 2:

High 1: Wake - Sanderson

High 2:

Directions: North on Creedmoor Road from Lynn Road; right on Windjammer; left on Catamaran - OR - North on Lead Mine from Lynn Rd.; left on Strickland; left on Windjammer; left on Catamaran.

Remarks: This contemporary jewel is tucked away on a quiet cul-de-sac in the heart of North Raleigh near the new Whole Foods. Surprises include a theater room on the lower level, a versatile space that could become part of an in-law suite opening onto a ground level deck. Hardwood floors sparkle throughout as do the recently remodeled kitchen and baths. See pictures and floor plan.

Rooms / SqFt Information

Living Area	Above Grade: 2756	Below Grade: 1201	Total: 3957
Other Area	Above Grade: 0	Below Grade: 388	Total: 388
# Rooms: 13	Beds: 5	Full Baths: 4	Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 8.0x8.0 / Main	Office/Study: 16x9.3 / Lower	Master BR: 20.7x13.3 / Second	Bedroom 5: 11.2x11 / Second
Living: 16x13.7 / Main	Kitchen: 16x13.7 / Main	Bedroom 2: 18.6x13 / Lower	Utility: 8.5x6.3 / Main
Dining: 12.2x12.1 / Main	Breakfast: 9.3x7.1 / Main	Bedroom 3: 12x12 / Main	Bonus: 16.1x12.1 / Lower
Family: 18.6x13.2 / Main	Theatre: 16x13.7 / Lower	Bedroom 4: 12x12 / Second	

Other Area-Room Dim/Levels

Garage: 22.4x21 / Main	Storage: 9.7x9.4 / Lower	Patio: 30x9.9 / Lower	Scrnd Porch:
Carport:	Porch: 9.6x8 / Main	Deck: 21x9.6 / Main	Deck: 15.9x16.4/Main deck

General Information

Lot Dim: 121x172x135x82	Lot #: 26	Appx Acres: 0.30	Foundation: Basement	Zoning: R-4
New Construction: No	Est Fin Date:		HUD Compliant Senior Housing: N	
Builders Name:			Restrictive Covenants: Y	In City: Yes: Raleigh
HO Assoc. Mgmt:				

Financing and Taxes

Tax Value: \$414,492	Tax Rate: 0.9100	TM/BK/PAR/LT or Deed Page:
Financial Comments: Pre-qual letter with all offers.		
Legal Desc: LO26 REV EMERALD CHASE BM1987-1167		Pin #: 0798910958

Features

Design: MultiLevel / Peter Rumsey	Exterior Deck, Satellite Dish
Property Type: Detached	Features:
Acres: .26-.5 Acres	Style: Contemporary, Transitional
Exterior: Cedar	Basement: Daylight, Heated, Outside Entrance, Inside Entrance, Full, Part. Finish
Finish:	Desc:
Roof: Shingle	Flooring: Hardwood, Tile, Marble, See Remarks
A/C: Central Air, Dual Zone	Heating: Dual Zone, Forced Air
Fuel-Heat: Natural Gas	Water Heater: Tankless Water Heater
Fireplace	Water/Sewer: City Sewer, City Water
Desc:	Parking: 2 Garage
Lot Desc: Cul-De-Sac, Hardwood Trees, Wooded Lot	Financing: Cash, Conventional
Fees Maint Com. Area	Dining: Breakfast Room, Eat-in Kitchen/Living/Dining Room
Include:	Washer/Dryer: Utility Room, 1st Floor
Assumption: No Assumption	Loc:
Other: 1st Floor Bedroom, Workshop, Utility Room, Study, See Remarks, Office,	Interior: 10Ft+ Ceiling, 9 Ft Ceiling, Bath/Shower, Cable TV Available, Cath. Ceil.,
Rooms: Media Room, Inlaw Suite	Features: Ceiling Fan, Granite Counter Tops, Home Theater, W.I. Closet, Tub/Shower, Tub/ Sep Shower
Equip Cooktop - Gas, Dishwasher, Disposal, Elec. Dryer HU, Garage Opener,	Spec. SVC:
/Appl: Refrigerator, Microwave, Ice Maker Connection	

Showing Instructions

Show Instruct: Hours of Notice: 1, Combo LB	Agent Phone: 919-280-5323	Agent Appt Ph: 919-595-8989
List Agent: R28358/ Terri Poulsen	Office Phone: 919-782-6641	
List Office: 2234/ Prudential York Simpson Underwood Realty	CoList Agent Ph: 919-971-4118	CoList Appt Ph: 919-595-8989
Co List Agent: R11298	Comm to Sub Agt: 0 / % / N	
Comm to Buy Agt: 2.4 / % / N	Possession: ATC	PE: No
List Type: ER-Exclusive Right		

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Information deemed RELIABLE but not GUARANTEED

Date: 11/16/2011