

1919180

Active

Residential

LP: \$ 275,000



Property Leased: N

Special Conditions: Estate

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

Yr Blt: 1920  
Nbrhd:

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: Head East on Peace toward Krispy Kreme. Right onto Blount St. Left on Polk. Right on Elm. House is on the right.

Remarks: This versatile, 1920's fixer-upper is nestled among the solid-brick, stately Pullen houses on a scenic Historic Oakwood block. Nice natural light, hardwood floors, back porch up and down, MBR options. Serious renovators only. House needs significant work including structural repairs, most systems and exterior painting. Floor plan and Smalman pre-inspection reports are available.

Rooms / SqFt Information

Living Area Above Grade: 1794 Below Grade: 0 Total: 1794  
Other Area Above Grade: 0 Below Grade: 0 Total: 0  
# Rooms: 9 Beds: 3 Full Baths: 1 Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: 11.4x6.4 / Main Office/Study: 9.8x13.6 / Main Master BR: 12.1x13.4 / Second Bedroom 5:  
Living: 13.3x13.4 / Main Kitchen: 7.6x12.5 / Main Bedroom 2: 8.5x13.4 / Second Utility:  
Dining: 11.5x13.4 / Main Breakfast: Bedroom 3: 11.5x13.4 / Second Bonus:  
Family: Laundry: 7.6x12.5 / Second Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: Scrnd Porch:  
Carport: Porch: 7x18 / Main Deck: Rear Porch: 5x10/Main  
Balcony : 12x7/Second

General Information

Lot Dim: TBD Lot #: 0 Appx Acres: 0.08 Foundation: Brick Crawl Zoning:  
New Construction: No Framed: Est Fin Date: Restrictive Covenants: Y  
Builders Name: HUD Compliant Senior Housing: Ownership: Primary Residence:  
HOA Mgmt: HOA Fees 1: \$0 HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$377,995 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page:  
Financial Comments: Cash or Pre-approval please  
Legal Desc: 403 Elm Street Pin #: 1704905843 Are oil/gas rights severed? No Representation

Features

Design: 2 Story Exterior Covered Porch, HistArea/Hse, Out Building  
Property Type: Detached Features:  
Construction Type: Site built (Stick)  
Acres: 0-.25 Acres  
Exterior Wood  
Finish:  
Roof: Shingle Style: Traditional  
A/C: Central Air Basement  
Fuel-Heat: Natural Gas Desc:  
Fireplace In Living Room, See Remarks  
Desc:  
Lot Desc:  
Flooring: Wood, Tile  
Heating: Forced Air  
Water Heater: Gas  
Water/Sewer: City Sewer, City Water  
Parking: DW/Earth, Street Parking  
Financing: Cash, New Needed, Conventional, See Remarks  
Dining: Separate Dining Room  
Washer/Dryer 2nd Floor  
Loc:  
Interior 9 Ft Ceiling, Attic Pull Down, Bath/Shower, Bookshelves, Ceiling Fan, Plaster  
Features: Wall

Equip Electric Range, Dishwasher, Gas Dryer HU  
/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**

Steve Smallman Pre-inspection available upon request. Historic District - exterior changes require city approval. Home sold as-is. Seller will not make any repairs. Home is surrounded by beautiful home and has great existing floorplan. This can be a great house. Floorplan online. Vacant and easy to show. Please exercise caution on upstairs balcony.

\*\*Copyright: 2001-2013 by Triangle MLS, Inc.\*\*

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

Date: 11/06/2013