1859618 **Active** **Residential** **LP:** $ 325,000

Property Leased: No

1326 Mordecai Drive

Raleigh, NC ,27604 (City limits of: Raleigh)

Area/Sub: 001/D
Subdivision: Mordecai Place
Seller's Name: Brown

List Type: ER
Yr Blt: 1924
Nbrhd: Mordecai

SP:
Sold Dt:

School Information *Wake Cty Schools*

Elementary 1: Wake Cty School District
Middle 1: Wake Cty School District
High 1: Wake Cty School District

Elementary 2: Wake Cty School District
Middle 2: Wake Cty School District
High 2: Wake Cty School District

Directions: Wake Forest Rd toward downtown. Right on Poplar. Right on Mordecai. Home is on your right.

Remarks: This celebrated Sears Roebuck catalog home, a bright Craftsman-style bungalow with an enclosed sleeping balcony, has been updated with copper standing seam roof, walnut front porch decking, HVAC , subway-tile bath with period stained glass windows, refinished floors, paint in and out, storage room. The big but dated kitchen gives buyers future choices. See pics, plans and prose.

Rooms / SqFt Information

Living Area **Above Grade:** 1756 **Below Grade:** 0 **Total:** 1756
Other Area **Above Grade:** 72 **Below Grade:** 400 **Total:** 472
 # Rooms: 8 **Beds:** 3 **Full Baths:** 2 **Half Baths:** 0

Living Area-Room Dim/Levels

Entry Hall:
Living: 16.4x16.6 / Main
Dining: 11.6x11.4 / Main
Family:
Office/Study: 7.6x12.5 / Second
Kitchen: 16.6x9.4 / Main
Breakfast:
Sunroom: 9.3x12.5 / Second
Master BR: 12.3x12.3 / Second
Bedroom 2: 15.9x12.3 / Second
Bedroom 3: 7.6x12 / Main
Bedroom 4:
Bedroom 5:
Utility:
Bonus:

Other Area-Room Dim/Levels

Garage:
Carport:
Storage: 9.6x6.4 / Main
Porch: 7.5x25 / Main
Patio:
Deck:
Scrnd Porch:

General Information

Lot Dim: 70x120x50x139 **Lot #:** 46 **Appx Acres:** 0.18 **Foundation:** Brick/ Block **Zoning:** SP - R6
New Construction: No **Framed** **Est Fin Date:** **HUD Compliant Senior Housing:** Fireplace: 1
Builders Name: **:** **Restrictive Covenants:** Y
HO Assoc. Mgmt: HOA Fees 1: $0 **Ownership:** 1+ Year(s) **Primary Residence:** N
HOA Fees 2: $0

Financing and Taxes

Tax Value: $264,696 **Tax Rate:** 0.0000 **TM/BK/PAR/LT or Deed Page:** 12068 2180
Financial Comments: New Needed. Preapproval with offer please.
Legal Desc: LO46 Mordecai Place BM1920-110 **Pin #:**

Features

Design: 1.5 Story
Property Type: Detached
Construction Type: Site built (Stick)
Acres: 0-.25 Acres
Exterior Wood
Finish:
Roof: Metal, See RemarksRoof Age 6-10 Years
A/C: Heat Pump, See Remarks
Fuel-Heat: Natural Gas, See Remarks
Fireplace In Living Room, See Remarks
Desc:
Lot Desc: Hardwood Trees

Fees None
Include:

Assumption: No Assumption
Other
Rooms:

Equip Gas Range
/Appl:

Exterior HistArea/Hse, Landscaped
Features:

Style: Bungalow
Basement Partial, Inside Entrance
Desc:

Flooring: Hardwood, Tile, Vinyl
Heating: Forced Air, Dual Zone, See RemarksHeat Pump
Water Heater: Gas
Water/Sewer: City Water, City Sewer
Parking: DW/Concrete
Financing: Cash, Conventional, New Needed
Dining: Separate Dining Room
Washer/Dryer Kitchen
Loc:
Interior 9 Ft Ceiling, Bath/Tub, Ceiling Fan
Features:

Accessibility:

Green
Features:
Green Certs:
Green Building HERS Rating:

Showing Instructions

Show Instruct: Hours of Notice: 0, 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:** 1 **CDOM:** 1
List Type: ER-Exclusive Right **Possession:** ATC **PE:** No

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Date: 10/19/2012