



1660808

Active

Residential

LP: \$ 775,000

325 Polk Street
 City: Raleigh
 Media: 12 VT: No
 Subdivision: Historic Oakwood
 Seller's Name: Wheatley

Foreclosure: N
 Zip: 27604
 Yr Blt: 1895
 Nbrhd: Historic Oakwood
 Open House: 05/03/09

Auction: N
 Area/Sub: 001/D
 List Type: EA
 SP:
 Sold Dt:

School Information

Elementary 1: Wake - Conn
 Middle 1: Wake - Daniels
 High 1: Wake - Broughton
 Elementary 2:
 Middle 2:
 High 2:
 Directions: Peace St to R/on N. Person St to L/Polk St. See Attachments for neighborhood map.

Remarks: The Walter Clark House c.1895 is located on one of the most scenic corners in Raleigh. The sensitively restored Queen Anne house has a 17 ft long foyer that opens the LR, DR and FR, and leads back to a modern kitchen, sunroom, deck and terraced side yard. 4 big BRs. 3 full baths. Office/studio steps away from off-street parking. CHECK BACK for updated and NC tax credit info.

Rooms / SqFt Information

Living Area Above Grade: 3843 Below Grade: 0 Total: 3843
 Other Area Above Grade: 100 Below Grade: 0 Total: 100
 # Rooms: 12 Beds: 4 Full Baths: 3 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 17X10 / Main Office/Study: 14.2X9.3 / Main Master BR: 17X16.1 / Main Bedroom 5:
 Living: 17X15.5 / Main Kitchen: 16.3X16 / Main Bedroom 2: 17X16 / Second Utility: 10X6 / Second
 Dining: 16.8X16.3 / Main Breakfast: Bedroom 3: 17X16 / Second Bonus:
 Family: 17.3X16.1 / Main SUN/BKFST: 13X10 / Main Bedroom 4: 17X16 / Second HALL UP: 17X10 / Second

Other Area-Room Dim/Levels

Garage: Storage: Patio:
 Carport: Porch: 35x8 / Main Deck: 16x7.2 / Main Scrnd Porch:
 W/R SIDE P: 17x8/Main
 Deck/Porch : 8.2x6.6/Main

General Information

Lot Dim: 100x105x105x105 Lot #: 14 Appx Acres: 0.25 Foundation: BRICK Zoning:
 New Construction: No Est Fin Date: HUD Compliant Senior Housing:
 Builders Name: Restrictive Covenants: N In City: Yes
 HO Assoc. Mgmt:
 HOA Phone: HOA Fax: Total HOA Dues: \$ 0

Financing and Taxes

Tax Value: \$836,161 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: G017-G01012-0018
 Financial Comments: Bring prequal letter with offer
 Legal Desc: LO14 F H BRIGSS EST Pin #: 170481206

Features

Design: 2 Story Exterior Deck, Garden Area, HistArea/Hse, Landscaped, Need Repair, Porch, See
 Property Type: Detached Features: Remarks, Walk-in Crawl Space
 Primary Type: DTACH
 Acres: 0-.25 Acres
 Exterior Wood
 Finish:
 Roof: Slate, ShingleSee Remarks Style: Victorian, See Remarks
 A/C: Central Air, Dual Zone Basement Outside Entrance, Unfinished
 Fuel-Heat: Natural Gas Desc:
 Fireplace Gas Logs, See Remarks, In Living Room Flooring: Wood, Tile, Vinyl, Hardwood
 Heating: Dual Zone, Forced Air
 Water Heater: Electric
 Water/Sewer: City Water, City Sewer
 Parking: See Remarks, Parking Pad, Entry/Side, DW/GravelDW/Earth
 Financing: New Needed
 Dining: Breakfast Room, Eat-in KitchenSeparate Dining Room
 Washer/Dryer 2nd Floor, Utility Room
 Loc:
 Interior 10Ft+ Ceiling, Attic Pull Down, Bookshelves, Ceiling Fan, Need Repair, Solid
 Features: Surface Counter Tops, See Remarks

Equip
 /Appl:

Spec. SVC:

Green

Green Certs:

Showing Instructions

Show Instruct: Combo LB
 List Agent: R11298/ Peter Rumsey Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989
 List Office: 2234 / Prudential York Simpson Underwood Realty Office Phone: 919-782-6641
 Co List Agent: CoList Agent Ph:
 Comm to Buy Agt: 2.4/ %/ N Comm to Sub Agt: 0/ %/ N
 List Type: EA-Exclusive Agency Possession: NEG CoList Appt Ph:
 LADOM: 2 CDOM: 2
 PE: No

Comparable Information

Sale Agent:

SA Phone:

Terms:

Sale Office:

SO Phone:

Sold Price:

Pending Date:

Est Closing Dt:

Sold Dt:

Selling Info:

Financial Concessions:

Other Concessions:

Agent Only Remarks

The cost of adding a 4th full bath to create an upstairs MBR may be eligible for NC Rehab Tax Credits. The sellers are assembling a draft tax credit application to cover this cost and the costs of exterior repainting and repairs to the foundation and roof. This and a home inspection will be available in the near future.

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

Date: 04/26/2009