



1681974

Active

Residential

LP: \$ 208,500

225 S Tarboro Street
City: Raleigh
Media: 12 VT: Yes
Subdivision: Battery Heights
Seller's Name: Barton Investment Group LLC

Foreclosure: N
Zip: 27610
Yr Blt: 1960
Nbrhd:
Open House: 08/30/09

Auction: N
Area/Sub: 003/B
List Type: ER
SP:
Sold Dt:

School Information

Elementary 1: Wake - Leesville Road
Elementary 2:
Middle 1: Wake - Leesville Road
Middle 2:
High 1: Wake - Sanderson
High 2:

Directions: From Downtown East on Martin Street. Home on the corner of Martin and S. Tarboro Streets.

Remarks: Certified Green Remodel. Downtown midcentury ranch on .27 acre lot with attached 2-car carport. Modernist style with green features incl. new roofing with reflective coating, high efficiency HVAC, Energy Star Cert. windows, insulation, low-flow faucets & high efficiency water heater. Interior boasts concrete floors, vaulted ceilings, new kitchen & baths.

Rooms / SqFt Information

Living Area Above Grade: 1035 Below Grade: 0 Total: 1035
Other Area Above Grade: 0 Below Grade: 0 Total: 0
Rooms: 5 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: Office/Study: Master BR: 10.5x13.2 / Main Bedroom 5:
Living: 12.9x19 / Main Kitchen: 7x11.2 / Main Bedroom 2: 9.2x10.2 / Main Utility: 4x4 / Main
Dining: 9.9x8 / Main Breakfast: Bedroom 3: 9.2x9.5 / Main Bonus:
Family: Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: Patio: Scrnd Porch:
Carport: 22x31/MAIN Porch: Deck: 12x12 / Main

General Information

Lot Dim: 85x140x33x30x29x120 Lot #: A Appx Acres: 0.27 Foundation: Slab/Crawl Zoning: R-4
New Construction: No Est Fin Date: HUD Compliant Senior Housing:
Builders Name: Restrictive Covenants: N In City: Yes
HO Assoc. Mgmt: Total HOA Dues: \$ 0
HOA Phone:

Financing and Taxes

Tax Value: \$110,163 Tax Rate: 0.9075 TM/BK/PAR/LT or Deed Page: Bk 13574 Pg 0669
Financial Comments: 2009 Taxes \$1019.73
Legal Desc: LOA BATTERY HEIGHTS BM1985-350 Pin #: 1713270769

Features

Design: One Story Exterior Deck, Fenced Yard, Ins. Window, Landscaped
Property Type: Detached Features:
Construction Type: SITEBT
Acres: .26-.5 Acres
Exterior: Partial Brick, Wood
Finish:
Roof: Roof Age 0-5 Years, See Remarks Style: Contemporary
A/C: Central Air, A/C Age 0-3 Years Heat Pump Basement
Fuel-Heat: Natural Gas Desc:
Fireplace: In Living Room Flooring: Concrete, Carpet
Desc: Heating: Forced Air, Heat Age 0-3 Yrs, See Remarks
Lot Desc: Corner Lot Water Heater: Electric, Water Htr Age 0-3 Yrs
Fees: None Water/Sewer: City Sewer, City Water
Include: Parking: 2 Carport
Assumption: No Assumption Financing: Cash, Conventional, FHA, New Needed
Other: Dining: Separate Dining Room
Rooms: Washer/Dryer: Closet
Interior: Cath. Ceil., Ceiling Fan, CerBth Wall, Granite Counter Tops, Smoke Alarm, Features: Tub/Shower, See Remarks

Equip: Dishwasher, Disposal, Elec. Dryer HU, Electric Range, Ice Maker Connection,
/Appl: Microwave

Spec. SVC:

Green: No-Low VOC in Paints-Sealants-Varnishes, ENERGY STAR Lighting Fixtures,
ENERGY STAR Appliances, EPA WaterSense Plumbing Fixtures, Recycled
Green Certs: ENERGY STAR Homes

Showing Instructions

Show Instruct: Combo LB, Vacant
List Agent: R24004/ Mary-Brett Purnell Agent Phone: 919-625-4389 Agent Appt Ph: 919-595-8989
List Office: 1856 / RE/MAX Capital Realty Office Phone: 919-828-1830
Co List Agent: CoList Agent Ph:
Comm to Buy Agt: 2.4/ %/ Y Comm to Sub Agt: 2.4/ %/ Y CoList Appt Ph:
List Type: ER-Exclusive Right Possession: ATC LADOM: 25 CDOM: 25
PE: No



Facade/Exterior Front

Certified Green Home. Modernist style meets modern day expectations. Three bedroom 2 bath stylish ranch with downtown views.



Living Room

Living room boasts concrete floors, fireplace, tongue and groove ceiling and a wall of windows providing a view of the downtown skyline.



Kitchen

Functional kitchen with granite countertops, water saving low flow faucet, Energy Star dishwasher, full-extension drawers with anti-slam mechanism and stainless accents.

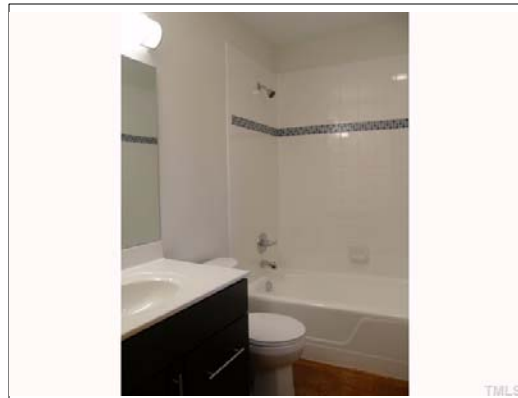


Dining Room

Dining room is central to the living room and kitchen. Sliding door leads to the deck and rear yard.



Master Bedroom



Master Bath/Spa

Both baths have water saving low-flow fixtures, sleek cabinetry and tiled tub surrounds with glass mosaic accents.

1681974

225 S Tarboro Street

208500



Bathroom

Mosaic glass accent tiles in both baths.



Back Yard

Sliding doors lead outside to the spacious deck and rear yard. This home sits on a .27 acre fenced lot.



Yard/Garden

Mulch for landscaping is recycled gravel from the original roof. Attached 2-car carport, additional parking pad and driveway offer lots of off-street parking.



Yard/Garden

Driveway will be filled in with pea gravel.



View

Downtown Raleigh and all it has to offer is just a few blocks away.



Exterior Front

Accent lighting included!