

1695830

Active

Residential

LP: \$ 289,900



2824 Rue Sans Famille .

City: Raleigh
Media: 12 VT: No
Subdivision: Sans Famille
Seller's Name: Durfee

Special Conditions:

Zip: 27607
Yr Blt: 1985
Nbrhd:
Open House:

Area/Sub: 001/B
List Type: ER
SP:
Sold Dt:

School Information

Elementary 1: Wake - Stough
Elementary 2:
Middle 1: Wake - Daniels
Middle 2:
High 1: Wake - Broughton
High 2:

Directions: I-440 Beltline to Lake Boone Trail west towards Rex Hospital. R/on Wycliff. R/on Morningside. R/on Westbury. R/into Rue Sans Famille. Alternative - take Blue Ridge Rd from Wade Ave or Glenwood Ave at Crabtree Valley SS to Morningside.

Remarks: Now an artist's home and studio, this 3 BR/3bath home is itself a work of art with a vaulted-ceilinged great room that catches the morning sun and opens onto deck overlooking the landscaped 0.16 yard. A brick parking pad opens onto a quiet cul-de-sac in front. The lower level studio could be converted back to a rear-entrance garage. See pics for info on this unique neighborhood.

Rooms / SqFt Information

Living Area Above Grade: 1568 Below Grade: 483 Total: 2051
Other Area Above Grade: 36 Below Grade: 317 Total: 353
# Rooms: 7 Beds: 3 Full Baths: 3 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 7x5.4 / Main Office/Study: Master BR: 17.2x13.3 / Main Bedroom 5:
Living: 17.4x16.5 / Main Kitchen: 12.6x10.3 / Main Bedroom 2: 18x11 / Main Utility:
Dining: 13.7x11 / Main Breakfast: Bedroom 3: 16.3x12.4 / Lower Bonus:
Family: Bedroom 4:

Other Area-Room Dim/Levels

Garage: Storage: 9X4 / Lower Scrnd Porch:
Carport: Porch: 7.5X5.5 / Main PATIO: 12X12 / Main STUDIO: 22.7X13/Lower
CRAWL STOR : 30X11/Lower

General Information

Lot Dim: 67x109x59x135 Lot #: 86A Appx Acres: 0.16 Foundation: PartialBsmnt Zoning: R-4
New Construction: No Est Fin Date: HUD Compliant Senior Housing:
Builders Name: Restrictive Covenants: Y In City: Yes
HO Assoc. Mgmt: Sans Famille
HOA Phone: 786-4599 Total HOA Dues: \$ 400/Annually

Financing and Taxes

Tax Value: \$224,098 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: 09009 0777
Financial Comments: Please bring prequal with offer.
Legal Desc: L 86A REV SANS FAMILLE SE6 BM1981-577 Pin #: 0795247811

Features

Design: One Story Exterior Deck, Patio
Property Type: Detached Features:
Construction Type: SITEBT
Acres: 0-.25 Acres
Exterior HrdBoard/Masonite
Finish:
Roof: Shingle, Roof Age 6-10 Years Style: Transitional
A/C: Central Air Basement Garage, Inside Entrance, Outside Entrance
Fuel-Heat: Natural Gas, NTGAS Desc:
Fireplace Gas Logs, In Great Room, In Living Room
Desc: Flooring: Tile, Carpet, Concrete, Wood
Lot Desc: Cul-De-Sac, See Remarks Heating: Forced Air
Water Heater: Gas, Water Htr Age 3-6 Yrs
Water/Sewer: City Sewer, City Water, See Remarks
Parking: Parking Pad, See Remarks, DW/Concrete
Financing: Cash, Conventional, New Needed
Dining: Living/Dining Room, See Remarks
Washer/Dryer Kitchen
Loc:
Interior Cath. Ceil., Skylight(s), Smoke Alarm, 9 Ft Ceiling, Ceiling Fan
Features:

Fees Maint Com. Area
Include:

Assumption: No Assumption
Other Attic Unfinished, Entry Foyer, 1st Floor Master Bedroom
Rooms:

Equip /Appl:
Spec. SVC: Level Flooring, See Remarks, Wheelchair Entry, Handicap Access
Green
Green Certs:

Showing Instructions

Show Instruct: Combo LB, Occupied
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 CoList Appt Ph:
List Type: ER-Exclusive Right Possession: NEG LADOM: 4 CDOM: 4 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**

Go to [www.peterRumsey.com](http://www.peterRumsey.com) and check back here for updated including community info, maps, disclosures and other information. HOA maintains water and sewer lines under private streets. Water heater is gas, not electric as shown earlier.

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

Date: 11/23/2009