



MLS # 2065644 Status CLOSED

3003 Winding Waters Way
Unit #
Raleigh
27614-8644
NC
Subdivision Bedford at Falls River
Neighborhood
SubArea 007 - North Raleigh/E

Virtual Tour



List Price \$185,000
Sold Price \$182,200

DOM 2
CDOM 2
Possession At Time Of Closina
Contract Date 5/8/2016
Due Diligence Exp Date
Closing Date 6/23/2016
Financial Concessions 0

Remarks

Bright, open, 3 bedroom, end unit townhome. Leave your car in the garage. Walk to the nearby Neuse River Greenway Trail and tree (and front porch) lined streets of Bedford with its many village-like amenities. Return home and relax downstairs in the open family, dining and kitchen areas that overlook a back patio and wooded buffer area behind. Retire upstairs to the large master suite with walk-in closet and two bedrooms that share a buddy bath. HOA dues include pool, tennis, clubhouse. Close to shopping.

Directions

Falls of Neuse / Right on Dunn Rd. /Falls River Ave/ Left on Winding Waters Way.

Schools

ElemSch1 Wake - Abbotts Creek
MidSch1 Wake - Wakefield
HighSch1 Wake - Wakefield

ElemSch2
MidSch2
HighSch2

Measurements and Rooms

Approximate Acres 0.040 Lot Dimensions tbd
Living Area Above Grade 1,639 Other Area Above Grade 0
Living Area Below Grade 0 Other Area Below Grade 0
Total Living Area SqFt 1,639 Total Other Area SqFt 0
Detached Living Area SqFt
Bedrooms 3 Full Baths 2
of Rooms 6 Half Baths 1

Agent Remarks Buyers Agent to verify schools.

General Information

Builder Name
New Construction No
Year Built 2006
Framed
Est Fin Year
Est Fin Month
Seller Name Rosemond
Ownership Type Townhouse
Primary Residence No
Property Leased No
Lease Expires
Oil/Gas Rights Severed?

Master Bedroom Floor Second 12x19
Bedroom 2 Floor Second 10x11.5
Bedroom 3 Floor Second 11x11.4
Bedroom 4 Floor
Bedroom 5 Floor
Entrance Hall Floor Main 4x7
Living Room Floor Main 15x17
Dining Room Floor Main 12x8.6
Family Room Floor
Office/Study Floor
Kitchen Floor Main 12x11
Garage Floor Main 19.6x11.5
Carport Floor
Storage Floor
Porch Floor Main 4x7.5
Patio Floor Main 8x14
Screened Porch Floor
Bonus Room Floor
Utility Room Floor

Public Records/Tax

Legal Description 3003 Winding Waters Way LO976 BEDFORD@FALLS RVR
Tax Map/Bik/Prcl/Lot
PIN # 1739006913
Inside City Yes Tax Value \$167,373.00
City Limits Of Raleigh Tax Rate 1.03000
Last Tax Bill

Home Owner Association

HOA 1 Mgmt PPM
HOA 1 Phone
HOA 1 Fees Required Yes
HOA 1 Fees \$ \$64.00
HOA 1 Fee Payment Monthly
Restrictive Covenants Yes
HO Fees Include Area Lights, Clubhouse, HO Association, Maint Com. Area, Maint. Grnd, Pool, Street Lights, Tennis, Roof
HOA 2 Mgmt Charleston
HOA 2 Fees Required Yes
HOA 2 Fees \$ \$99.00
HOA 2 Fee Payment Monthly
Total HOA Dues

HUD Compliant Sr Housing?

Financing

Financial Comments New Needed. Pre qual/approval with offer.

A/C Central Air
Attic Description Pull Down
Bath Features Tub/ Sep Shower, Tub /Shower
Construction Type Site Built
Design 2 Story
Dining Kitchen/Dining Room
Equipment/Appliances Dishwasher, Dryer, Elec. Dryer HU, Electric Range, Refrigerator, Washer
Exterior Features Patio, Tennis Court /Priv. Com, Walking Trails, Neighborhood Playground
Exterior Finish Vinyl Ext
Fireplace 1
Fireplace Description In Living Room
Flooring Carpet, Carpet/Wood, Vinyl Floor , Wood Floor
Foundation Slab
Fuel Heat Natural Gas
Garage 1
Green Bldg HERS Rating
Green Cert. Uploaded
Heating Forced Air
Interior Features Cable TV Available, Ceiling Fan, Security System Finished, Walk in Closet
Parking DW/Concrete, Garage
Pool Swim Pool/Priv. Com
Roof Shingle
Style Traditional, Transitional
Washer Dryer Location 2nd Floor
Water Heater Gas
Water/Sewer City Sewer, City Water
Waterfront Access
Waterfront Type
Water Body Name
Approx Ft of Wtr Frontage

Listing Agent

List Agent - License ID 53071 Agent - FirmLic C27071
Peter A Rumsey - PrfPh: 919-971-4118
Allen Tate Raleigh-Glenwood - OFC: 919-719-2900
Co-Agent - Agent Name and Phone Debra L Smith - PrfPh: 919-349-0918

Showing Instructions

Coming Soon? ShowingsExpectedtoBegin
Hours Notice for Showing 0
Combo LB

Compensation

Commission to Buyer Agent 2.4 %
Commission to Sub Agent 0 %