

MLS# 2090915 304 Linden Avenue Unit# Raleigh 27601 NC

Subdivision Historic Oakwood Neighborhood

SubArea 001 - Raleigh/D

Virtual Tour

CLOSED

Status

Listing Type ER Listings Service Other Variable Rate No Prospect Exempt No Property Leased

Lease Expires:





List Price \$439,500 **Sold Price** \$448,000

DOM CDOM

Possession At Time Of Closina Contract Date 9/22/2016

Due Diligence Exp Date

10/17/2016 Closing Date

Financial Concessions 0

Remarks

Remarks Forget the condo. Live indoors and out in this 1920 updated center-hall bungalow with a true master suite, 2nd full bath, 11 ft ceilings, big rooms. Modern kitchen opens to big deck overlooking fenced yard and wired workshop/studio. Versatile plan includes living and dining rooms plus 2nd and 3rd bedrooms that could be office, rec room, whatever. Historic Oakwood is an urban village in the heart of downtown. Walk to everything.

Agent Remarks Property is located in Historic Oakwood a Raleigh Local Historic District. Buyer to verify schools and any enrollment restrictions. See docs for floor plan and additional info.

General Information

Builder Name

Est Fin Month

New Construction No Year Built 1920 Framed Est Fin Year

Seller Name Ball Other (SFH incl) Ownership Type Primary Residence Yes Property Leased

Lease Expires

Oil/Gas Rights Severed?

Public Records/Tax

Financing

304 Linden Ave **Legal Description**

Tax Map/Blk/Prcl/Lot

PIN# 1714000430

Tax Value \$423,958.00 Inside City Tax Rate 1.01800 City Limits Of Raleigh Last Tax Bill

HUD Compliant Sr Housing?

Assumption No Assumption

Financial Comments Preapproval letter with offer please.

Directions

From Glenwood South take Jones St east past museums and Governors Mansion to left on Linden Ave.

Schools

ElemSch1 Wake - Conn FlemSch2 MidSch1 Wake - Daniels MidSch2 HighSch1 Wake - Broughton HighSch2

Main

Main

Main

Main

Measurements and Rooms Lot Dimensions 48x100

Approximate Acres 0.110 Living Area Above Grade Living Area Below Grade **Total Living Area SqFt Detached Living Area SqFt**

Bedrooms 3 # of Rooms 7

Master Bedroom Floor Main Bedroom 2 Floor Main Bedroom 3 Floor **Bedroom 4 Floor**

Bedroom 5 Floor Entrance Hall Floor Living Room Floor

Dining Room Floor Family Room Floor Office/Study Floor Kitchen Floor

Other Area Below Grade 0 1,793 Total Other Area SqFt Full Baths 2 Half Baths 0 15.2x13

1,793 Other Area Above Grade 80

15.2x15 Garage Floor 13.2x10.3 Carport Floor Storage Floor Porch Floor 14.4x7.9 Patio Floor 15.2x15 Deck Floor

Main 15.2x13 Screened Porch Floor **Bonus Room Floor**

Main

Main

10x8

36x7

14x12

Utility Room Floor 15.3x13.2

Home Owner Association

HOA 1 Mgmt HOA Phone HOA 1 Fees Required

\$0.00 HOA 1 Fees \$ **HOA 1 Fee Payment** Restrictive Covenants Yes HO Fees Include None Known **HOA 2 Mgmt HOA 2 Fees Required** HOA 2 Fees \$ \$0.00 **HOA 2 Fee Payment**

Total HOA Dues

Features

A/C Central Air Accessibility Level Flooring Attic Description Pull Down Basement Description No Basement

Construction Type Site Built

Design One Story Dining Eat-in Kitchen, Separate Dining Room

Peter A Rumsey - PrfPh: 919-971-4118

Metro Digs, Inc - OFC: 919-621-2252

Equipment/Appliances Dishwasher, Gas Range, Microwave

Exterior Features Deck, Detached Workshop, Fenced Yard, Historical Area, Out Building, Porch Exterior Finish Wood Ext

Fireplace 4+

Fireplace Description In Living Room, In Master Bedroom, Masonry

Flooring Hardwood, Wood Floor Foundation Crawl Space Fuel Heat Natural Gas

Green Cert. Uploaded

Garage 0 **Green Bldg HERS Rating**

Heating Forced Air Interior Features 10Ft+ Ceiling, Bookshelves, Cable TV Available, Ceiling Fan, Granite Counter Tops, Walk in Closet Lot Description Garden Area Other Rooms 1st Floor Bedroom, 1st

Floor Master Bedroom, Separate Living room, Workshop

Parking Street Parking Roof Shingle

Style Bungalow, Victorian

Washer Dryer Location 1st Floor, Hall

Water Heater Electric WH 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

Coming Soon?

Showing Instructions ShowingsExpectedtoBegin **Hours Notice for Showing**

MLS # 2090915

Compensation Commission to Buyer Agent 2.4 % Commission to Sub Agent

Combo LB, Notice Required, Occupied Co-Agent - Agent Name and Phone Debra L Smith - PrfPh: 919-349-0918

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Page 1 of 1

10/17/2016 01:47 PM