



**MLS #** 2238165 **Status** CLOSED  
**2613 Freestone Lane**  
**Unit #**  
**Raleigh**  
**27603-3949**  
**NC**  
**Subdivision** Greenbrook Farms  
**Neighborhood**  
**SubArea** 009 - Cary/Holly Springs/Fuquay/F  
**Virtual Tour**



**Schedule a Showing**

**Listing Type** ER  
**Listings Service** Other  
**Variable Rate** No  
**Prospect Exempt** No  
**Property Leased** No  
**Lease Expires:**  
**Special Conditions** No Special Conditions

**List Price** \$389,500  
**Sold Price** \$393,000

**DOM** 3  
**CDOM** 3  
**Possession At Time Of Closing**  
**Contract Date** 2/23/2019  
**Due Diligence Exp Date**  
**Closing Date** 3/29/2019  
**Financial Concessions** None  
**Special Circumstances** Competing

**Remarks**

**Remarks** Escape to country-like 1.21 garden acres located a mile from both Lake Wheeler and Yates Mill Pond and a short drive to Raleigh and Cary. This updated Greenbrook Farms classic home has a great floor plan with LR, DR, Sun, Breakfast rooms, back stairs to Bonus room, walkup attic rec/hobby room plus storage, detached workshop, big deck. Many updates include 50-year roof, heat pumps, plumbing, tilt-out windows, wood blinds, baths, kitchen, cherry cabinets, parquet LR floor. No HOA fees. No city taxes.

**Directions**

From downtown RALEIGH, take Lake Wheeler Rd south (5.3 miles) past new Dix Park, NC Farmers Market, I-40/440, to L/on Freestone Ln. From CARY, Penny Rd to R/on Lake Wheeler Rd near Yates Mill Pond to L/on Freestone Ln.

**Schools**

**ElemSch1** Wake - Yates Mill  
**MidSch1** Wake - Dillard  
**HighSch1** Wake - Garner

**ElemSch2**  
**MidSch2**  
**HighSch2**

**Measurements and Rooms**

**Approximate Acres** 1.210  
**Living Area Above Grade** 2,464  
**Living Area Below Grade** 0  
**Total Living Area SqFt** 2,464  
**Detached Living Area SqFt**  
**Bedrooms** 3  
**# of Rooms** 10  
**Lot Dimensions** 113x333x209x333  
**Other Area Above Grade** 269  
**Other Area Below Grade** 0  
**Total Other Area SqFt** 269  
**Full Baths** 2  
**Half Baths** 1

**General Information**

**Builder Name**  
**New Construction** No  
**Year Built** 1992  
**Framed**  
**Est Fin Year**  
**Est Fin Month**  
**Seller Name** Crew  
**Ownership Type** Other (SFH incl)  
**Ownership**  
**Primary Residence**  
**Property Leased** No  
**Oil/Gas Rights Severed?**

**Public Records/Tax**

**Legal Description** LO13 Greenbrook Farms BM1989-01070  
**Tax Map/Blk/Prcl/Lot**  
**PIN #** 0791314607  
**Inside City** No  
**City Limits Of**  
**Tax Value** \$324,985.00  
**Tax Rate**  
**Tax Annual Amount** \$2,458

**HUD Compliant Sr Housing?**

**Financing**

**Financial Comments** New needed. Please provide preapproval letter or POF with offer.

**Master Bedroom Floor** Second 14x12.7  
**Bedroom 2 Floor** Second 12x11  
**Bedroom 3 Floor** Second 10.8x12.3  
**Bedroom 4 Floor**  
**Bedroom 5 Floor**  
**Entrance Hall Floor** Main 15x10  
**Living Room Floor** Main 18.9x12.6  
**Dining Room Floor** Main 13x11  
**Family Room Floor**  
**Office/Study Floor**  
**Kitchen Floor** Main 12x10  
**Sun Room** Second 12.4x9  
**Laundry** Second 10x12.7  
**Garage Floor** Main 26x24  
**Carport Floor**  
**Storage Floor** Third 21x16  
**Porch Floor** Main 5x12  
**Patio Floor**  
**Deck Floor** Main 14x23  
**Screened Porch Floor**  
**Bonus Room Floor** Second 20X15  
**Utility Room Floor**  
**REC/HOBBY** Third 14.3x17  
**DET WKSH** Main 16x12

**Home Owner Association**

**HOA 1 Mgmt**  
**HOA Phone**  
**HOA 1 Fees Required**  
**HOA 1 Fees \$** \$0.00  
**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, Dual Zone A/C, Heat Pump  
**Attic Description** Finished Att, Floored, Permanent Stairs, Unfinished Att, Walk In  
**Bath Features** Bath/Shower, Bath/Tub, Garden Tub, Tub/ Sep Shower  
**Construction Type** Site Built  
**Design** 2 Story  
**Dining** Breakfast Room, Separate Dining Room  
**Equipment/Appliances** Dishwasher, Dryer, Elec. Dryer HU, Electric Range, Microwave, Refrigerator, Washer  
**Exterior Features** Deck, Gutters, Insulated Windows, Porch, Storage Shed, Storm Doors, Landscape Lighting  
**Exterior Finish** HrdBoard/Masonite  
**Fireplace** 1  
**Fireplace Description** In Living Room, Wood Burning  
**Flooring** Carpet, Hardwood, Parquet, Tile Floor, Vinyl Floor  
**Foundation** Crawl Space  
**Fuel Heat** Electric Fuel  
**Garage** 2  
**Green Bldg HERS Rating**  
**Green Cert. Uploaded**  
**Heating** Dual Zone Heat, Forced Air, Heat Pump  
**Interior Features** 9 Ft Ceiling, Ceiling Fan, Pantry, Solid Surface Counter Top, Walk in Closet, Smooth Ceilings  
**Lot Description** Garden Area, Landscaped  
**Other Rooms** Bonus Room/Finish, Bonus Stair Acc, Entry Foyer, Sun Room, Workshop  
**Parking** DW/Concrete, Entry/Side, Garage  
**Property Type** Detached  
**Property Description** Single Family  
**Roof** 50+ Year Warranty, Shingle  
**Style** Traditional  
**Washer Dryer Location** 2nd Floor, Laundry Room  
**Water Heater** Electric WH  
**Water/Sewer** Septic Tank, Well  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
**Approx Ft of Wtr Frontage**

**Listing Agent**

**List Agent - License ID** 53071  
**Peter A Rumsey - PrfPh:** 919-971-4118  
**Metro Digs, Inc - OFC:** 919-438-3447  
**Co-List:** Debra L Smith - PrfPh: 919-349-0918

**List Ofc 1 -C27071**  
**FirmLic**

**Showing Instructions**

**Coming Soon?** ShowingsExpectedtoBegin  
**Hours Notice for Showing** 1  
**Appointment Only, Combo LB, Occupied**

**Compensation**

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