



**MLS #** 2290865 **Status** CLOSED

509 Watauga Street  
**Unit #**  
 Raleigh  
 27604  
 NC  
**Subdivision** Historic Oakwood  
**Neighborhood**  
**SubArea** 001 - Raleigh/D  
 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** \$525,000  
**Sold Price** \$540,000

**DOM** 2  
**CDOM** 2  
**Possession At Time Of Closing**  
**Contract Date** 11/30/2019  
**Due Diligence Exp Date**  
**Closing Date** 12/20/2019  
**Financial Concessions** 5000  
**Special Circumstances** No Special

#### Remarks

**Remarks** Bright, open floor plan for all ages. A front to back view greets you through the FR to a Sun Rm opening onto a back deck. It's a versatile plan. A separate DR could be used as Den, Office or 1st floor BR convalescing and/or "age in place" with on-grade accessibility and cul-de-sac access in back. Roof, siding, HVAC new since 2010. Located in the local Oakwood Historic District, this and nearby homes were built beginning in the late 1980s following City historic guidelines. Conn School now being rebuilt.

#### Directions

Peace St to R/on N Blount St. L/on Polk St. L/on Watauga St at corner of Latham Way cul-de-sac, across the street from the Oakwood Cemetery.

#### Schools

**ElemSch1** Wake - Conn  
**MidSch1** Wake - Daniels  
**HighSch1** Wake - Broughton  
**ElemSch2**  
**MidSch2**  
**HighSch2**

#### Measurements and Rooms

**Approximate Acres** 0.120 **Lot Dimensions** 95x52x102x52  
**Living Area Above Grade** 1,780 **Other Area Above Grade** 0  
**Living Area Below Grade** 0 **Other Area Below Grade** 0  
**Total Living Area SqFt** 1,780 **Total Other Area SqFt** 0  
**Detached Living Area SqFt**  
**Bedrooms** 3 **Full Baths** 2  
**# of Rooms** 8 **Half Baths** 1  
**Master Bedroom Floor** Second 16x11.3  
**Bedroom 2 Floor** Second 12x10 **Garage Floor**  
**Bedroom 3 Floor** Second 11x10 **Carport Floor**  
**Bedroom 4 Floor** **Storage Floor**  
**Bedroom 5 Floor** **Porch Floor** Main 7x34  
**Entrance Hall Floor** **Patio Floor**  
**Living Room Floor** **Deck Floor** Main 14x16  
**Dining Room Floor** Main 12x11.4 **Screened Porch Floor**  
**Family Room Floor** Main 23.6x13.6 **Bonus Room Floor**  
**Office/Study Floor** **Utility Room Floor**  
**Kitchen Floor** Main 8x9.4  
**Sun/Bkfst** Main 9.5x14.3 **Shed** 12x10  
**Laundry** Main 6x7  
**Home Owner Association**  
**HOA 1 Mgmt** **HOA 2 Mgmt**  
**HOA Phone** **HOA 2 Fees Required**  
**HOA 1 Fees Required** **HOA 2 Fees \$** \$0.00  
**HOA 1 Fees \$** \$0.00 **HOA 2 Fee Payment**  
**HOA 1 Fee Payment** **Total HOA Dues**  
**Restrictive Covenants** Yes  
**HO Fees Include** None Known

#### General Information

**Builder Name**  
**New Construction** No **Seller Name** Julia E A Kenny  
**Year Built** 1989 **Ownership Type** Other (SFH incl)  
**Framed** **Ownership**  
**Est Fin Year** **Primary Residence**  
**Est Fin Month** **Property Leased** No  
**Oil/Gas Rights Severed?**

#### Public Records/Tax

**Legal Description** LO21 REV OAKWOOD GREEN BM1990-335  
**Tax Map/Blk/Prcl/Lot**  
**PIN #** 1714010356 **Tax Value** \$398,982.00  
**Inside City** Yes **Tax Rate**  
**City Limits Of** Raleigh **Tax Annual Amount** \$4,643

#### HUD Compliant Sr Housing?

#### Financing

**Assumption** No Assumption  
**Financial Comments** No assumption. New needed. Please submit preapproval or POF with offer.

#### Features

**A/C** Central Air, Gas Pack **Exterior Features** Covered Porch, Deck, Gutters, Historical Area, Storage Shed  
**Accessibility** Aging in Place **Exterior Finish** Fiber Cement  
**Attic Description** Pull Down **Fireplace** 1  
**Bath Features** Bath/Shower, Ceramic Bath **Fireplace Description** In Family Room, Wood Burning  
**Construction Type** Site Built **Flooring** Laminate, Tile Floor, Wood Floor  
**Design** 2 Story **Foundation** Block, Crawl Space  
**Dining** Separate Dining Room **Fuel Heat** Natural Gas  
**Equipment/Appliances** Dishwasher, Washer, Dryer, Electric Range, Refrigerator, Washer **Garage** 0  
**Green Bldg HERS Rating**  
**Green Cert. Uploaded**  
**Heating** Forced Air, Gas Pack **Parking** DW/Concrete, Entry/Side, Parking Pad, Street Parking  
**Interior Features** 9 Ft Ceiling, Ceiling Fan, Granite Counter Tops, Walk in Closet **Property Type** Detached  
**Lot Description** Corner Lot, Landscaped **Property Description** Single Family  
**Roof** Shingle  
**Style** Traditional  
**Washer Dryer Location** 1st Floor, Laundry Room  
**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  
 Peter A Rumsey - PrfPh: 919-971-4118  
 Metro Digs, Inc - OFC: 919-438-3447  
**Co-List:** Debra L Smith - PrfPh: 919-349-0918

#### Showing Instructions

**Coming Soon?** ShowingsExpectedtoBegin  
**Hours Notice for Showing**  
 Combo LB

#### Compensation

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