



871962      **Active**      **Residential**      LP: \$ 450,000  
 412 N East      City: Raleigh  
**Media:** 10      Area/Sub: 001/D Zip : 27604      Yr Blt: 1891  
 Subd: Historic Oakwood      List Type: ER  
 Seller's Name: Lawrence

#### School Information

Elementary 1: Wake - Conn      Elementary 2:  
 Middle 1: Wake - Daniels      Middle 2:  
 High 1: Wake - Broughton      High 2:  
 Dir: Peace St R/on N Blount L/on Polk R/on N East St

**Remarks :** Originally built in 1891 as the blacksmith s house and workshop. This house has it all - a wrap-around porch, a side-facing deck, a brick courtyard and an ornate wall. Add a garage & expand the house into the large fenced back yard with side alley access for cars and kids. May be eligible for NC Rehab Tax Credits. Call for info and floor plans.

#### Agent Only

#### Rooms / SqFt Information

<b>Living Area</b>	<b>Above Grade:</b> 2518	<b>Below Grade:</b>	<b>Total:</b> 2518
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b>	<b>Total:</b> 0
<b># Rooms:</b> 9	<b>Beds:</b> 4	<b>Full Baths:</b> 2	<b>Half Baths:</b> 0

Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
<b>Entry Hall:</b> 12.6x5.9 / Main	<b>Master BR:</b> 14.5x13.4 / Main	<b>Garage:</b> /	
<b>Living:</b> 16.0x14.7 / Main	<b>Bedroom 2:</b> 14.0x11.6 / Main	<b>Carport:</b> /	
<b>Dining:</b> 14.5x13.8 / Main	<b>Bedroom 3:</b> 11.2x9.7 / Main	<b>Storage:</b> /	
<b>Family:</b> 14.5x11.5 / Main	<b>Bedroom 4:</b> 15.1x14.1 / Main	<b>Porch:</b> 34.0x8.1 / Main	
<b>Office/Study:</b> /	<b>Bedroom 5:</b> /	<b>Patio:</b> 23.0x15.0 / Main	
<b>Kitchen:</b> 15.1x11 / Main	<b>Utility:</b> /	<b>Deck:</b> 14.5x12.0 / Main	
<b>Breakfast:</b> /	<b>Bonus:</b> /	<b>Scrdn Porch:</b> /	
<b>Sitting:</b> / 10.6x7.4 / Main		<b>Porch:</b> / 30.4x8.1 / Main	

#### General Information

<b>Lot Dim:</b> 70x200	<b>Lot #:</b>	<b>Appx Acres:</b> 0.31
<b>Foundation:</b>	<b>Zoning:</b>	<b>In City:</b> Yes
<b>New Construction:</b> No	<b>Est Fin Date:</b> /	<b>Restrictive Covenants:</b>
<b>Builders Name:</b>		
<b>HO Assoc. Mgmt:</b>	<b>HOA Fax:</b>	<b>Total HOA Dues:</b> \$ 0/
<b>HOA Phone:</b>		

#### Financing and Taxes

<b>Tax Value:</b> \$ 271,428	<b>Tax Rate:</b> 0	<b>TM/BK/PAR/LT or Deed Page:</b> 06358 0593
<b>Financial Comments:</b>		
<b>Legal Desc:</b> 0		
<b>Pin #:</b> <a href="#">1704902969</a>		

#### Features

<b>Design - One Story</b>	<b>Water Htr - Gas</b>	<b>Other Rooms - 1st Floor Master Bedroom</b>	<b>Exterior - Deck</b>
<b>Type - Detached</b>	<b>FP - In Living Room</b>	<b>Other Rooms - Entry Foyer</b>	<b>Exterior - Fenced Yard</b>
<b>Acres - .26-.5 Acres</b>	<b>FP - In Study</b>	<b>Other Rooms - Family Room</b>	<b>Exterior - Garden Area</b>
<b>Style - Traditional</b>	<b>Wtr/Swr - City Sewer</b>	<b>Other Rooms - Mbr w/ Sit Rm</b>	<b>Exterior - HistArea/Hse</b>
<b>Style - Victorian</b>	<b>Wtr/Swr - City Water</b>	<b>Other Rooms - Separate Livingroom</b>	<b>Exterior - Need Repair</b>
<b>Ext Finish - Wood</b>	<b>Street Parking</b>	<b>Other Rooms - Sun Room</b>	<b>Exterior - Patio</b>
<b>Roof - Shingle</b>	<b>Fee Includes - None</b>	<b>W/D Loc - 1st Floor</b>	<b>Exterior - Porch</b>
<b>Floors - Tile</b>	<b>Financing - Cash</b>	<b>Interior - 9 Ft Ceiling</b>	<b>Exterior - Private Fence</b>
<b>Floors - Vinyl</b>	<b>Financing - Conventional</b>	<b>Interior - Bath/Shower</b>	<b>Exterior - Storage Shed</b>
<b>Floors - Wood</b>	<b>Financing - New Needed</b>	<b>Interior - Bath/Tub</b>	
<b>A/C - Central Air</b>	<b>No Assumption</b>	<b>Interior - Bookshelves</b>	
<b>Heat - Forced Air</b>	<b>Dining - Separate Dining Room</b>	<b>Interior - Need Repair</b>	
<b>Fuel - Natural Gas</b>	<b>Other Rooms - 1st Floor Bedroom</b>	<b>Interior - Skylight(s)</b>	

#### Showing Instructions

<b>Show Instruct:</b> Combo LB, Vacant	<b>Make Appointment</b>	
<b>List Agent:</b> R11298 / <a href="#">Peter Rumsey</a>	<b>Agent Phone:</b> 919-971-4118	<b>Appt Phone:</b> 919-595-8989
<b>List Office:</b> R/PRU02 / <a href="#">Prudential Carolinas Realty</a>	<b>Office Phone:</b> 919-782-5502	
<b>Co List Agent:</b>	<b>CoList Agent Phone:</b>	<b>Appt Phone:</b>
<b>Comm to Buy Agt:</b> 2.4	<b>Comm to Sub Agt:</b> 2.4	
<b>List Type:</b> ER	<b>Possession:</b> IMM	<b>DOM:</b> 0

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

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