



**1604706**                      **Active**                      **Residential**                      **LP: \$ 300,000**

3312 La Costa Way

**Foreclosure:**      **Auction:**

**City:** Raleigh

**Zip:** 27610

**Area/Sub:** 018/E

**Media:** 12      **VT:** No

**Yr Blt:** 2001

**List Type:** ER

**Subdivision:** River Ridge Golf Community

**Nbrhd:**

**Seller's Name:**

**SP:**

<b>Elementary 1:</b> Wake - Barwell	<b>School Information:</b> Elementary 2:
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**Middle 1:** Wake - East Garner

**Middle 2:**

**High 1:** Wake - Knightdale

**High 2:**

Remarks: Want a spacious home on the golf course? This home is a split bedroom ranch with two bonus rooms and that fourth bedroom most ranch plans don't have. There is ample cabinet and counter space in the kitchen. And if you have a boat, there is a fenced in enclosure to house it.

**Rooms / SqFt Information**

<b>Living Area</b>	<b>Above Grade:</b> 3250	<b>Below Grade:</b> 0	<b>Total:</b> 3250
<b>Other Area</b>	<b>Above Grade:</b> 0	<b>Below Grade:</b> 0	<b>Total:</b> 0
<b># Rooms:</b> 8	<b>Beds:</b> 4	<b>Full Baths:</b> 3	<b>Half Baths:</b> 0
<b>Living Area-Room Dim/Levels</b>			
<b>Entry Hall:</b> 7x11 / Main	<b>Office/Study:</b>	<b>Master BR:</b> 16x13 / Main	<b>Bedroom 5:</b>
<b>Living:</b>	<b>Kitchen:</b> 13x16 / Main	<b>Bedroom 2:</b> 13x15 / Main	<b>Utility:</b> 6x7 / Main
<b>Dining:</b> 12x16 / Main	<b>Breakfast:</b> 11x10 / Main	<b>Bedroom 3:</b> 13x11 / Main	<b>Bonus:</b> 14x22 / Second
<b>Family:</b> 16x17 / Main	Bonus2: 15x22 / Second	<b>Bedroom 4:</b> 12x14 / Main	
<b>Other Area-Room Dim/Levels</b>			
<b>Garage:</b> 23x24 / Main	<b>Storage:</b>	<b>Patio:</b> 13x27 / Main	<b>Scrnd Porch:</b> 12x16 / Main
<b>Carport:</b>	<b>Porch:</b>	<b>Deck:</b>	

**General Information**

<b>Lot Dim:</b> 81x210x112x227	<b>Lot #:</b> 80	<b>Appx Acres:</b> 0.46	<b>Foundation:</b> Crawl	<b>Zoning:</b> R20	<b>In City:</b> No
<b>New Construction:</b> No		<b>Est Fin Date:</b>	<b>HUD Compliant Senior Housing:</b>		
<b>Builders Name:</b> JOHN LEGGETT AND COMPANY			<b>Restrictive Covenants:</b> Y		
<b>HO Assoc. Mgmt:</b> PPM					
<b>HOA Phone:</b> 919-848-4911			<b>HOA Fax:</b>		
			<b>Total HOA Dues:</b> \$ 112/Annually		

**Financing and Taxes**

<b>Tax Value:</b> \$357,055	<b>Tax Rate:</b> 0.73	<b>TM/BK/PAR/LT or Deed Page:</b>
<b>Financial Comments:</b> New loan needed		
<b>Legal Desc:</b> LO80 OLDE RIVER RIDGE SUB P5 and 6 BM99-1236		<b>Pin #:</b> 1741081657

**Features**

<p><b>Design:</b> 1.5 Story</p> <p><b>Property Type:</b> Detached</p> <p><b>Primary Type:</b> DTACH</p> <p><b>Acres:</b> .26-.5 Acres</p> <p><b>Exterior:</b> Brick Front, Fiber Cement</p> <p><b>Finish:</b></p> <p><b>Roof:</b> Shingle</p> <p><b>A/C:</b> Dual Zone, Central Air</p> <p><b>Fuel-Heat:</b> Natural Gas</p> <p><b>Fireplace:</b> In Family Room, Gas Logs</p> <p><b>Desc:</b></p> <p><b>Lot Desc:</b> Golf Course</p> <p><b>Fees:</b> HO Association</p> <p><b>Include:</b></p> <p><b>Assumption:</b> No Assumption</p> <p><b>Other:</b></p> <p><b>Rooms:</b></p>	<p><b>Exterior Features:</b> Golf Course Com, Patio, Screen Porch, Swim Pool/Priv</p> <p><b>Style:</b> Transitional</p> <p><b>Basement Desc:</b></p> <p><b>Flooring:</b> Hardwood, Carpet</p> <p><b>Heating:</b> Forced Air</p> <p><b>Water Heater:</b> Gas</p> <p><b>Water/Sewer:</b> City Sewer, City Water</p> <p><b>Parking:</b> 2 Garage</p> <p><b>Financing:</b> Cash, Conventional, FHA, VA</p> <p><b>Dining:</b> Separate Dining Room</p> <p><b>Washer/Dryer:</b> 1st Floor</p> <p><b>Loc:</b></p> <p><b>Interior Features:</b> 9 Ft Ceiling, Bath/Shower, Cable TV Available, Ceiling Fan, Tub/ Sep Shower, Whirlpool, W.I. Closet</p>
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**Equip /** Dishwasher, Disposal, Self Clean Oven, Microwave, Ice Maker Connection

**Spec. SVC:**