

1707809

Active

Residential

LP: \$ 136,500



8326 Bratt Avenue

City: Wake Forest
Media: 10 VT: No
Subdivision: Caddell Woods
Seller's Name: Parker

Special Conditions:

Zip: 27587
Yr Blt: 2002
Nbrhd:
Open House:
Area/Sub: 014/C
List Type: EA
SP:
Sold Dt:

School Information

Elementary 1: Wake - Sanford Creek
Elementary 2:
Middle 1: Wake - Wake Forest Rolesville
Middle 2:
High 1: Wake - Wake Forest Rolesville
High 2:
Directions: North on Capital Blvd to right on Burlington Mill to right on Bratt. Townhome on right

Remarks: Please give at least a one hour notice before showing because the seller needs to put the dog (too friendly!) in a cage.

Rooms / SqFt Information

Living Area Above Grade: 1564 Below Grade: 0 Total: 1564
Other Area Above Grade: 0 Below Grade: 0 Total: 0
Rooms: 6 Beds: 3 Full Baths: 2 Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: Office/Study: Master BR: 13x12 / Second Bedroom 5:
Living: 19x13 / Main Kitchen: 12x11 / Main Bedroom 2: 10x9 / Second Utility:
Dining: 14x10 / Main Breakfast: Bedroom 3: 12x11 / Second Bonus:
Family: Sunroom: 10x10 / Main Bedroom 4: Scrdn Porch:

Other Area-Room Dim/Levels

Garage: Storage: Patio:
Carport: Porch: Deck: 13x10 / Main

General Information

Lot Dim: 22x90x22x90 Lot #: 249 Appx Acres: 0.05 Foundation: Crawl Zoning:
New Construction: No Est Fin Date: HUD Compliant Senior Housing: N
Builders Name: Restrictive Covenants: Y In City: Yes
HO Assoc. Mgmt: Total HOA Dues: \$ 96
HOA Phone:

Financing and Taxes

Tax Value: \$139,743 Tax Rate: 1.0440 TM/BK/PAR/LT or Deed Page:
Financial Comments: Pin #: 1738884790
Legal Desc: LO249 CADDELL WOODS TWNHMS PH2 BM1-939

Features

Design: 2 Story Exterior Deck
Property Type: Townhouse End Unit Features:
Construction Type: SITEBT
Acres: 0-.25 Acres
Exterior Vinyl, Brick Front
Finish: Style: Traditional
Roof: Shingle Basement
A/C: Central Air Desc:
Fuel-Heat: Natural Gas, NTGAS
Fireplace In Living Room
Desc: Flooring: Carpet, Hardwood
Lot Desc: Heating: Forced Air
Water Heater: Gas
Fees Maint. Ext., Maint Com. Area, Maint. Grnd, Pool, Street Lights
Include: Water/Sewer: City Sewer, City Water
Parking: Assigned Spaces
Financing: Cash, Conventional, FHA, VA
Dining: Living/Dining Room
Washer/Dryer 2nd Floor
Assumption: No Assumption
Other Loc:
Rooms: Interior 9 Ft Ceiling
Features:

Equip Dishwasher, Electric Range, Microwave, Self Clean Oven

Spec. SVC:

Green

Green Certs:

Showing Instructions

Show Instruct: Appointment Only, Combo LB, Occupied, Tenants
List Agent: R17213/ Don Meriweather Agent Phone: 919-812-7740 Agent Appt Ph: 919-595-8989
List Office: 3207 / Ammons Pittman, Realtors Office Phone: 919-847-5555
Co List Agent: CoList Agent Ph:
Comm to Buy Agt: 2.4 / % / Y Comm to Sub Agt: 2.4 / % / Y CoList Appt Ph:
List Type: EA-Exclusive Agency Possession: ATC LADOM: 25 CDOM: 25
PE: No

Comparable Information

Sale Agent:

SA Phone:

Terms:

Sale Office:

SO Phone:

Sold Price:

Pending Date:

Est Closing Dt:

Sold Dt:

Selling Info:

Financial Concessions:

Other Concessions:

Agent Only Remarks

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

Date: 03/09/2010