



1702200

Active

Residential

LP: \$ 131,900

Property Leased:

2605 Blue Coral Drive

Special Conditions:

City: Raleigh
Zip: 27610
Area/Sub: 003/A
Subdivision: Granite Ridge
Seller's Name: Pratt

List Type: ER
Yr Blt: 2003
Nbrhd:
Open House:

SP:
Sold Dt:

School Information

Elementary 1: Wake - Smith
Elementary 2:
Middle 1: Wake - West Lake
Middle 2:
High 1: Wake - S.E. Raleigh
High 2:

Directions: I-40 West, To Rock Quarry Rd exit, To South on Rock Quarry, To left on Proctor, To left on Southgate, To right on Ruby, To left on Blue Coral.

Remarks: Wow, what a place to start! This gently lived in 3BR, 2.5 bath transitional with a 2 story FR and a 2 car garage will beat apartment living anytime. Some features include cathedral ceiling in MBR, separate DR, gas log FP, arched doorways, 2 inch blinds, security system and a flat lot. Very convenient location. Don't miss out on the \$8,000 tax credit - this gem is ready for you now.

Rooms / SqFt Information

Living Area Above Grade: 1366 Below Grade: 0 Total: 1366
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: 13.9x10.4 / Second Bedroom 5:
Living: Kitchen: 13.8x9 / Main Bedroom 2: 9.9x9.9 / Second Utility:
Dining: 11.9x10.2 / Main Breakfast: Bedroom 3: 10.9x9.9 / Second Bonus:
Family: 16.8x13.3 / Main Bedroom 4:

Other Area-Room Dim/Levels

Garage: 20.2x19 / Main Storage: Patio: 11x10 / Main Scrnd Porch:
Carport: Porch: 10.7x7 / Main Deck:

General Information

Lot Dim: Verify Lot #: 301 Appx Acres: 0.12 Foundation: Slab Zoning:
New Construction: No Est Fin Date: HUD Compliant Senior Housing:
Builders Name: Restrictive Covenants: Y In City: Yes
HO Assoc. Mgmt: CAS Management Fireplace: 1
HOA Phone: 919 788-9911 Total HOA Dues\$ 12/Monthly

Financing and Taxes

Tax Value: \$133,971 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: BM2002 - 1237

Financial Comments: Pre-approval or proof of funds letter and copy of EM check with all offers.

Legal Desc: LO301 Granite Ridge Sub PH3

Pin #: 1712795933

Features

Design: 1.5 Story Exterior Gutters, Patio, Porch
Property Type: Detached Features:
Construction Type: SITEBT
Acres: 0-.25 Acres
Exterior Vinyl
Finish:
Roof: Shingle Style: Transitional
A/C: Central Air Basement None
Fuel-Heat: Natural Gas, Natural Gas Desc:
Fireplace Gas Logs, In Family Room
Desc:
Lot Desc: Open
Fees HO Association
Include:
Assumption: No Assumption
Other
Rooms:
Interior 10Ft+ Ceiling, Attic Pull Down, F/Glass Bth, Security System Finished,
Features: Smoke Alarm, Tub/Shower, W.I. Closet

Equip: Dishwasher, Disposal, Electric Range, Garage Opener, Ice Maker Connection, Range Hood

Spec. SVC:

Green
Features:
Green Certs:

Showing Instructions

Show Instruct: Appointment Only, Combo LB

List Agent: R17375/ Lee St Peter

List Office: 2234/ Prudential York Simpson Underwood Realty

Co List Agent:

Comm to Buy Agt: 2.4% / N

List Type: ER-Exclusive Right

Agent Phone: 919-645-2521

Office Phone: 919-782-6641

CoList Agent Ph:

Comm to Sub Agt: 0% / N

Possession: ATC

Agent Appt Ph: 919-595-8989

CoList Appt Ph:

LADOM: 1

PE: No

CDOM: 1