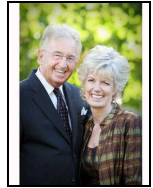


Agent Information

Name: Erin Bohner
Phone: 919-280-2726
Fax: 919-212-2912
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Email: EdandErin@EdandErin.com
Web: www.HomesInRaleigh.org

Office Information

Name: Coldwell Banker Advantage
Address: 6020 Creedmoor Road
 Raleigh, NC 27612
Phone: 919-783-6066
Fax: 919-781-0413
Web: www.AdvantageCB.com

**1941955****Active****Residential****LP: \$ 134,000**

4012 Beaufain Street
 Raleigh, NC 27616 (City limits of: Raleigh)

Media: 25 **VT:** Yes**Subdivision:** Charleston Park**Yr Blt:** 1995
Nbrhd:**Area/Sub:** 008/D**School Information****Elementary 1:** Wake - River Bend**Elementary 2:****Middle 1:** Wake - East Millbrook**Middle 2:****High 1:** Wake - Rolesville**High 2:**

Directions: At intersection of New Hope and Buffaloe go East on Buffaloe. Turn Rt. on Charleston Park then immediate Rt. on Beaufain. 4012 Beaufain will be on LT.

Remarks: Convenient, affordable, lovely home with 1st floor master, loft over looking family room and private deck. Large Kitchen with bay window. Beveled glass door adds elegance to formal dining room.

Rooms / SqFt Information

Living area	Above Grade: 1697	Below Grade: 0	Total: 1697
Other Area	Above Grade: 0	Below Grade: 0	Total: 0
# Rooms: 7	Beds: 3	Full Baths: 2	Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall:	Office/Study:	Master BR: 12.4x14 / Main	Bedroom 5:
Living:	Kitchen: 11.5x14 / Main	Bedroom 2: 13.2x12 / Second	Utility: 8x6.4 / Main
Dining: 10x12 / Main	Breakfast:	Bedroom 3: 10x12 / Second	Bonus:
Family: 13x16 / Main	Loft / 12.5x13.8 / Second	Bedroom 4:	

Other Area-Room Dim/Levels

Garage:	Storage: 5x5 / Main	Patio:	Scrdn Porch:
Carpport:	Porch: 3.5x4.8 / Main	Deck: 12x12 / Main	

General Information

Lot Dim: see plat	Lot #: LO78	Appx Acres: 0.07	Foundation: Slab	Zoning:
New Construction: No	Est Fin Date:		HUD Compliant Senior Housing:	
Builders Name:			Restrictive Covenants: Y	
HOA Mgmt.: Charleston Mgmt		\$60 Monthly - Required: Y	In City: Y: Raleigh	
		\$0		

Financing and Taxes

Tax Value: \$141,397 **Tax Rate:** 0.9170 **TM/BK/PAR/LT or Deed Page:** 11053 2480

Financial Comments: Please submit prequal with offer

Legal Desc: LO78 CHARLESTON PARK SUB PH1 BM1994-1428

Pin #:**Features**

Design: 2 Story	Construction Type: Site built (Stick)
Property Type: Cluster, Detached	Style: Transitional
Acres: 0-.25 Acres	Exterior: ComRec/Avl, Landscaped, Storm Doors, Swim Pool/Priv. Com, Warr.
Exterior Finish: Vinyl	Features: Progr
Roof: Shingle, Roof Age 11+ Years	Basement Desc:
A/C: Central Air, A/C Age 0-3 Years	Flooring: Parquet, Carpet, Vinyl
Fuel-Heat: Electric	Heating: Forced Air, Heat Age 6+ Yrs
Fireplace: In Family Room, Gas Logs	Water Heater: Gas, Water Htr Age 0-3 Yrs
Desc:	Water/Sewer: City Sewer, City Water
Lot Desc: Wooded Lot	Parking: DW/Concrete
HO Dues: Maint. Grnd, Clubhouse, Pool	Financing: Cash, Conventional, FHA, New NeededVA
Assumption: No Assumption	Dining: Eat-in Kitchen, Separate Dining Room
Other Rooms:	Washer/Dryer Loc: Utility Room
	Interior: 10Ft+ Ceiling, Attic Skutl, Bath/Shower, Cable TV Available, Cath.
	Features: Ceil., Ceiling Fan, DSL Available, Security System Prewired, Smoke Alarm, Walk In Attic, Wind. Treat

Equip/App: Dishwasher, Disposal, Elec. Dryer HU, Electric Range, Ice Maker Connection, Range Hood, Refrigerator

Accessibility:**Green****Features:****Green Building HERS Rating:****High Perform. Home:****Green Certs:**

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Information deemed RELIABLE but not GUARANTEED

Date: 04/13/2014