



**MLS #:** 2020290 **Status:** ACTIVE  
**6104 Battleford Drive** **Unit#:** **Lot#:** 2  
 Raleigh NC 27612- **Area:** 002/B  
**(City Limits Of):** Raleigh  
**Subd:** Brookhaven **Nghbrd:**  
**Possession:** At Time Of Closing  
**Special Conditions:** Third Party Relocation

**RESIDENTIAL**

Single Family

**M** **DOM:** 25 **LP:** \$416,000  
**CDOM:** 25 **SP:**

**CntAdd**  
**Contract Date**  
**FinConc**

**Est/Closing Date**

**Remarks**

A perfect blend of gracious living, choice location and privacy. 4 large bedrooms, spacious Kitchen w/granite counters, island, bay window, Breakfast Area, marble floors. Formal Living & Dining. Charming Family rm with masonry fireplace opens to spacious deck and private, wooded lot. Master bath has frameless shower. Third floor has large bonus or 5th bedroom/office. Minutes to Downtown Raleigh, RTP, RDU, Crabtree Mall, and a quick walk to Lake Lynn. Rich in traditional detail and comfort.

**Directions**

Take I-440 to US-70W/Glenwood Ave. to Creedmoor Rd. Go North on Creedmoor Rd to Lynn Rd. Turn Left on Lynn Rd. Turn Left on Battleford Dr. Home is on the left.

**School Information**

**EI 1:** Wake - Jeffreys Grove  
**Mi 1:** Wake - Daniels  
**Hi 1:** Wake - Sanderson

**EI 2:**  
**Mi 2:**  
**Hi 2:**

**General Information**

**Year Built:** 1987 **New Construction:** No **Framed:** **Est Fin Date:**  
**Builder Name:** **Ownership:**  
**Property Leased:** No **Month to Month:** **Lease Expires:**  
**HUD Compliant Sr Housing?**  
**Prim Res:**

**Public Data, Taxes, Financing**

**Tax Value:** \$367,421.00 **Tax Rate:** 0.98200  
**Zoning:** **Inside City:** Y  
**Financing:** Cash, Conventional, FHA, New Needed, VA  
**Oil/Gas Rights Severed?**  
**Financial Comments:** Pre-qual letter with offer see

**Measurements- Lot/House/Rooms**

**Lot Size:** 0.420 **Lot Dim:** 102x180x101x185  
**Living Area:** 2,624 = 2,624 (Above Grade) and 0 (Below Grade)  
**Other Area:** 0 = 0 (Above Grade) and 0 (Below Grade)  
**Bedrooms:** 4 **Full Baths:** 2 **Half Baths:** 1 **Total Rooms:** 11

**Living Area- Room Dim/Levels**

**Hall:** 13.5x7 / Main **Mstr BR:** 17.9x12.6 / Second  
**Living:** 13.5x12.2 / Main **Bdr 2:** 11.5x9.8 / Second  
**Dining:** 13.5x11.2 / Main **Bdr 3:** 11.7x9.8 / Second  
**Family:** 19.7x14.4 / Main **Bdr 4:** 12.4x11.2 / Second  
**Off/Study:** / **Bdr 5:** /  
**Kitchen:** 13.4x13.1 / Main **Utility:** 7.7x6.7 / Second  
**Breakfast:** 11.7x10.1 / Main **Bonus:** 17.4x14.6 / Third  
 / /

**Other Area-Room Dim Levels**

**Garage:** 22.7x19 / Basement **Deck:** 20.6x11 / Main  
**Carpport:** / **Scr Porch:** /  
**Storage:** / **Basement:** No  
**Porch:** 13.6x7.2 / Main /  
**Patio:** / /

**Home Owner Association**

**Mgmt Co 1:** none  
**Fees:** \$0.00 / **-Req:** No  
**Mgmt Co 2:**  
**Fees:** \$0.00 / **-Req:**  
**Restrictive Covenants:** Yes **Total HOA Dues:**  
**HO Fees Include:** HO Fees Include None, None Known

**Features**

**A/C:** Central Air, Dual Zone A/C  
**Acres:** .26-.5 Acres  
**Basement Description:** Garage Bsmt  
**Bath Features:** Bath/Shower  
**Design:** 2 Story  
**Dining:** Breakfast Room, Separate Dining Room  
**Equipment/Appliances:** Dishwasher, Disposal, Elec. Dryer HU, Electric Range, Garage Opener, Ice Maker Connection, Microwave, Self Clean Oven  
**Exterior Features:** Covered Porch, Deck, Gutters, Play Equipment, Porch, Storm Doors

**Exterior Finish:** HrdBoard/Masonite  
**Fireplace Description:** In Family Room, Masonry, Wood Burning  
**Flooring:** Carpet, Hardwood, Marble, Tile Floor  
**Foundation:** Basement  
**Fuel Heat:** Natural Gas  
**Garage:** 2  
**Green Bldg HERS Rating:**  
**Heating:** Dual Zone Heat, Forced Air  
**Interior Features:** 9 Ft Ceiling, Cable TV Available, Cathedral Ceiling, Ceiling Fan, Garage Shop, Granite Counter Tops, Pantry, Security System Prewired, Skylight(s), Smoke Alarm, Walk in Closet

**Lot Description:** Hardwood Trees, Landscaped, Wooded Lot  
**Other Rooms:** Bonus Room/Finish, Family Room, Separate Living room, Utility Room  
**Parking:** Attached, DW/Concrete, Entry/Side, Garage  
**Construction Type:** Site Built  
**Roof:** Shingle  
**Style:** Traditional  
**Washer Dryer Location:** 2nd Floor, Utility Room WD  
**Water Heater:** Electric WH, Water Htr Age 0-3 Yrs  
**Water/Sewer:** City Sewer, City Water  
**Waterfront Type:**  
**Water Body Name:**  
**ApxWtrFrtg:**  
**Waterfront Access:**