

Vacant & Ready: Prime Central Raleigh Mid-Century Cottage – \$379,000

Immediate possession available and set for "Go & Show" access! Located in a highly coveted urban corridor near NC State University and Meredith College, 912 Dixie Trail is completely vacant, clean, and priced aggressively for a swift transaction. Perfect for a primary resident, university parent, or investor looking for instant equity in 27607.

Turnkey Mechanicals & Interior Updates:

- Updated Systems: Plumbing, electrical, and HVAC were completely modernized in 2012 with continuous, trusted expert maintenance. Energy-efficient modern windows and doors installed in 2012.
- Classic Charm, Fresh Finishes: Stunning original hardwood floors were professionally refinished, perfectly paired with brand-new kitchen and bath floor coverings installed in 2024.
- Bright, Flexible Floor Plan: Features a classic picture-window living room and a highly functional layout optimized for working from home.
- All Appliances Convey: Separate laundry room with washer and dryer included. A brand-new microwave and dishwasher will be included with an acceptable contract.

The Lot & Environmental Safety:

- Low Maintenance: A flat, level front yard means minimal mowing, while the secluded backyard offers exceptional privacy and massive expansion potential.
- Clean & Certified: No UST (Underground Storage Tank) present on the property. A verified survey map is included for buyer peace of mind.
- Parking & Patio: Paved asphalt driveway leading to a private patio at the east end.

Buyer Incentives:

- \$2,000 Paint Allowance provided with an acceptable contract so you can customize your color palette on day one!

Information deemed reliable but not guaranteed. Consult your Realtor Buyers' Agent for disclosures.