

Showing Agent Information: 807 E. Edenton Street, Raleigh, NC 27601

Location: Oakwood Subdivision *not in the historic zone, no overlay restrictions

- This part of Edenton Street has traffic moving one-way
- Lots behind the house are privately owned. There is a small creek behind the houses that cannot be disturbed or rerouted, so building over top of it would be difficult.
- Parking is allowed on the street, 4 parking spaces exist in the driveway. Zero lot line to driveway on right side.

Interior: Mostly Updated, Converted to a Short Term Rental in 2018

- 4,189 Finished Square Feet INCLUDES finished basement, but it need to be disclosed that the basement footage (1,369) represents:
 - Ceiling heights under 7' in most areas.
 - Unpermitted work due to ceiling height (contractor was used)
 - Ceiling height in the basement is common for homes built in the early 1900's as this one is believed to be (1925).
- Used to be 3 separate apartments; reconverted back into a Single Family home since those apartments were not metered separately nor were they on file with the county as individual units.
- Basement is still rented most of the time (rent roll available upon request; roughly \$21,000 in revenue per year)
- Upper floors rented occasionally but not as frequently while listed for sale

Exterior: Covered Front Porch, Side Courtyard, Back Deck & Covered Patio

- Back Yard is PRIVATE and FENCED.
- " Separator" fence can be removed if desired.
- Roof replaced in 2021
- The exterior has been maintained throughout the years.
- A professional landscaping company maintains the yard on a quarterly and as-needed basis.
- Two Sheds for Added Storage
- Covered Patio for Basement Privacy

Home Access Codes:

- **Front Door:** 1337 + “Check” Button
- **Basement Stairwell** (also used as a storage closet for linens, supplies, etc): 3900
- **Upper Level Red Entry Door** (Top of Main Staircase): 1983*

***Be sure all doors are locked when leaving.*

Showing Agent Notes:

- Sellers are motivated but patient.
- List price considered some possible needed improvements. Basement square footage discounts have also been factored into the pricing.
- Sellers are offering a \$5,000 agent bonus for a contract by 2/28.