

807



EAST EDENTON STREET • OAKWOOD





OAKWOOD

807 East Edenton Street

6

BEDROOMS

4

FULL BATH

2,820

SQUARE FOOTAGE

A Timeless Raleigh Treasure Where History Meets Modern Sophistication.

Nestled in the storybook Oakwood Community, one of Downtown Raleigh's most beloved and architecturally rich enclaves, this extraordinary Craftsman bungalow invites you to experience a rare blend of heritage and heart. Built in 1925 and gracefully reimaged for contemporary living, this home stands as a testament to the enduring beauty of the Craftsman era—a symphony of craftsmanship, character, and comfort.

From the moment you step onto the wide, welcoming front porch framed by classic tapered columns, you'll feel the embrace of a bygone era, where neighbors greet each other by name, and the scent of magnolia drifts through tree-lined streets. Inside, original hardwood floors gleam beneath soft natural light, guiding you through rooms adorned with intricate moldings and architectural details that whisper stories of a century past. Every corner reflects both artistry and intention, with modern upgrades woven seamlessly into its historic fabric.

***Finished Basement:** 1,389 Square Feet



Two fully equipped, newly renovated kitchens— complemented by a third kitchenette area in the second-floor laundry room— offer unrivaled flexibility. This setup is ideal for multigenerational living, extended guests, or lucrative rental potential. Each level enjoys its own laundry area and modern comforts, including three HVAC systems for energy-efficient climate control and a high-efficiency tankless water heater.



807 EAST EDENTON STREET



The finished basement level transforms function into refinement—an independent suite with sophistication and soul, complete with a private patio and ground-level entrance for easy access from the parking area. The upper levels provide an abundance of space for family gatherings, quiet retreats, or elegant entertaining. This home is a legacy waiting to be lived.

Special Features

A Timeless Legacy

Craftsman Bungalow Built in 1925

Original Hardwood Floors

Intricate Moldings and Architectural Details

Grand, Welcoming Front Porch

Urban Sanctuary

Private Backyard

Expansive Deck

Oversized Lot — A Rarity in Downtown Raleigh

Ample Off-Street Parking

Modern Comfort & Efficiency

High-Efficiency Tankless Water Heater

Three Modern HVAC Systems

Recently Installed Roof



807 EAST EDENTON STREET

Flexible Living Space
Finished Basement Level
Private Patio and Ground-Level Entrance
Flexibility for Multigenerational Living

Prime Location
Nestled in Oakwood Community
Moments from Raleigh's Finest Dining and
Cultural Landmarks



807 EAST EDENTON STREET



UMSTEAD & OAK

REAL ESTATE PARTNERS



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Broker

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COMPASS



Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



YOUR FUTURE HOME

It is our pleasure to welcome you into this incredible home. These walls have experienced a tremendous amount of laughter, joy, and unforgettable moments - and great relationships. We hope that as you tour, you'll feel as warm and comfortable in this house as the people that have lived here before you.

Thank you for taking the time to consider this home as your own. If you have any questions at all, please do not hesitate to reach out. Make yourself and home, and thank you for visiting!

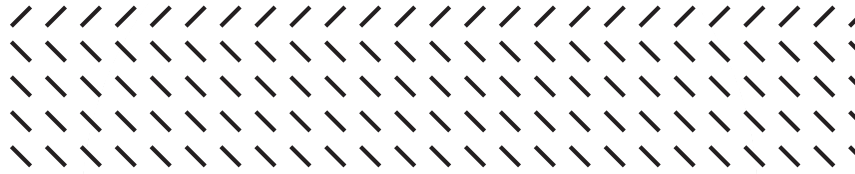
- THE UMSTEAD & OAK TEAM

Additional Disclosures



COMPASS

•• 807 East Edenton St
Raleigh, NC 27601



Recent Improvements

Refreshed Interior & Exterior Paint in Some Areas
High Efficiency Tankless Water Heater 2020
Renovated Bathrooms
Smooth 10'+ Ceilings on Main & 2nd levels
Laundry on all levels
Updated Light Fixtures Throughout
New Roof Covering 2021
Fully Finished Walkout Basement Apartment
3 Updated HVAC Systems - 2021, 2023, 2020

Agent Disclosures

Property has been modified and used as a short term rental. Backyard fence partition can be removed upon request, but will remain for showings since the home is still being used as a rental property for short term stays. Property is a single family residence.

Finished basement is professionally finished, but ceiling height is below 7' throughout. Permits unavailable for finished basement square footage totaling 1,369 from the total heated square footage of the home. Sellers believe, however, that the space was properly permitted at the time of construction.

The property is located on the edge of the Oakwood Subdivision per GIS. The property is not on the historic registry or located in a historic overlay district.

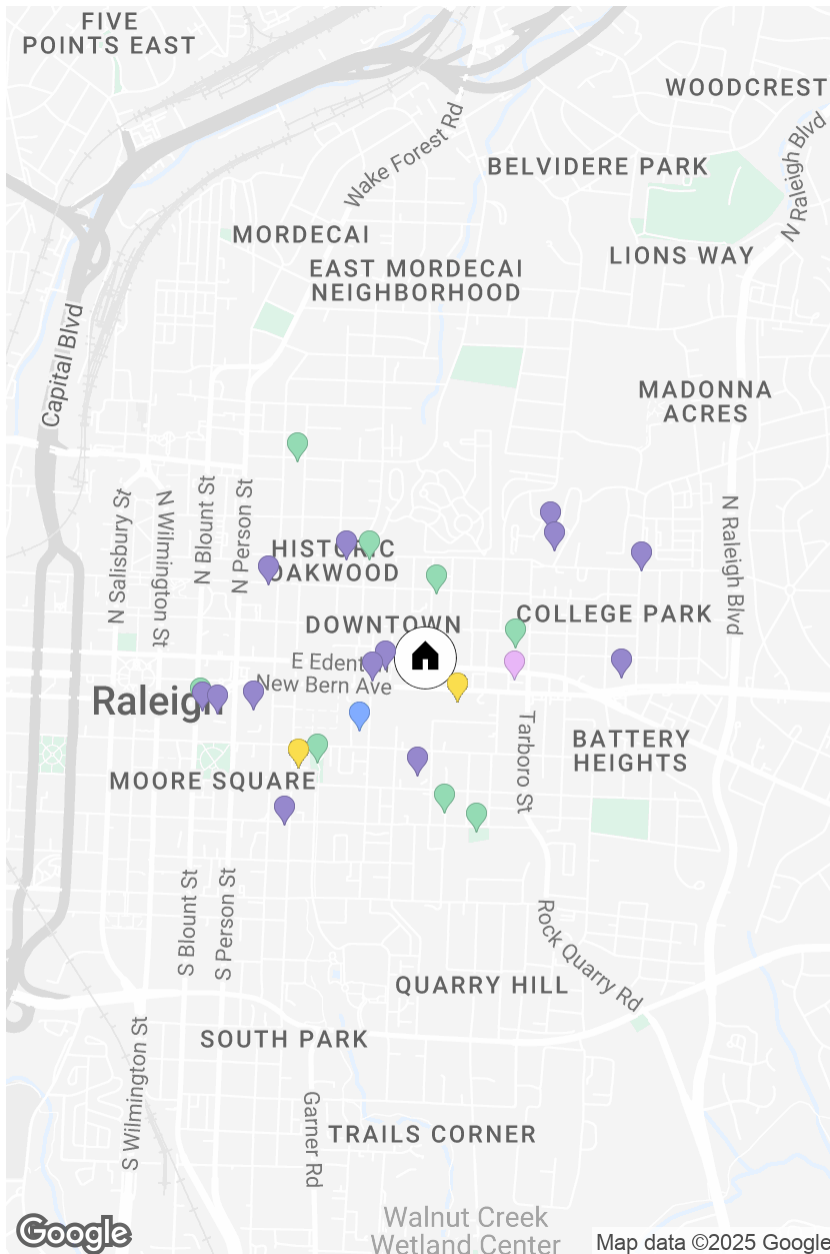
Parking spaces (4) are stacked in the driveway and adjacent on a gravel parking pad with access to the road.

COMPASS

807 East Edenton Street

Oakwood

6 BD 4 BA 4067 SF \$1,200,000



SCHOOLS

Wake Young Men's Leadership Academy, 0.24mi

RESTAURANTS

Bojangles, 0.22mi

PARKS

LeVelle Moton Park, 0.16mi
Tarboro Road Community Center, 0.22mi
Vallie Henderson Park, 0.27mi
John Winters Park, 0.36mi
Camden Street Learning Garden, 0.37mi
Davie Street Park, 0.44mi
Color Pop Corner, 0.55mi
Oakwood Commons Park, 0.57mi

GYMS

Physios Aesthetics, 0.13mi

Current Wellness, 0.40mi

ENTERTAINMENT

Marbles IMAX, 0.52mi
Marbles Kids Museum Loading Dock, 0.55mi
Prezell R Robinson Library, 0.40mi
Prezell R Robinson Library, 0.43mi
US Court Library, 0.43mi
Richard B. Harrison Community Library, 0.47mi
Redfern Fine Art, 0.10mi
V L Rees Gallery, 0.30mi
Kinky Concept Hair Salon, 0.14mi
E&J Braiding & Mini Beauty Supply, 0.28mi
East Lane Parlour, 0.42mi
Posh Hair Concepts, 0.53mi
Fantasia Hair Creations, 0.56mi



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Broker

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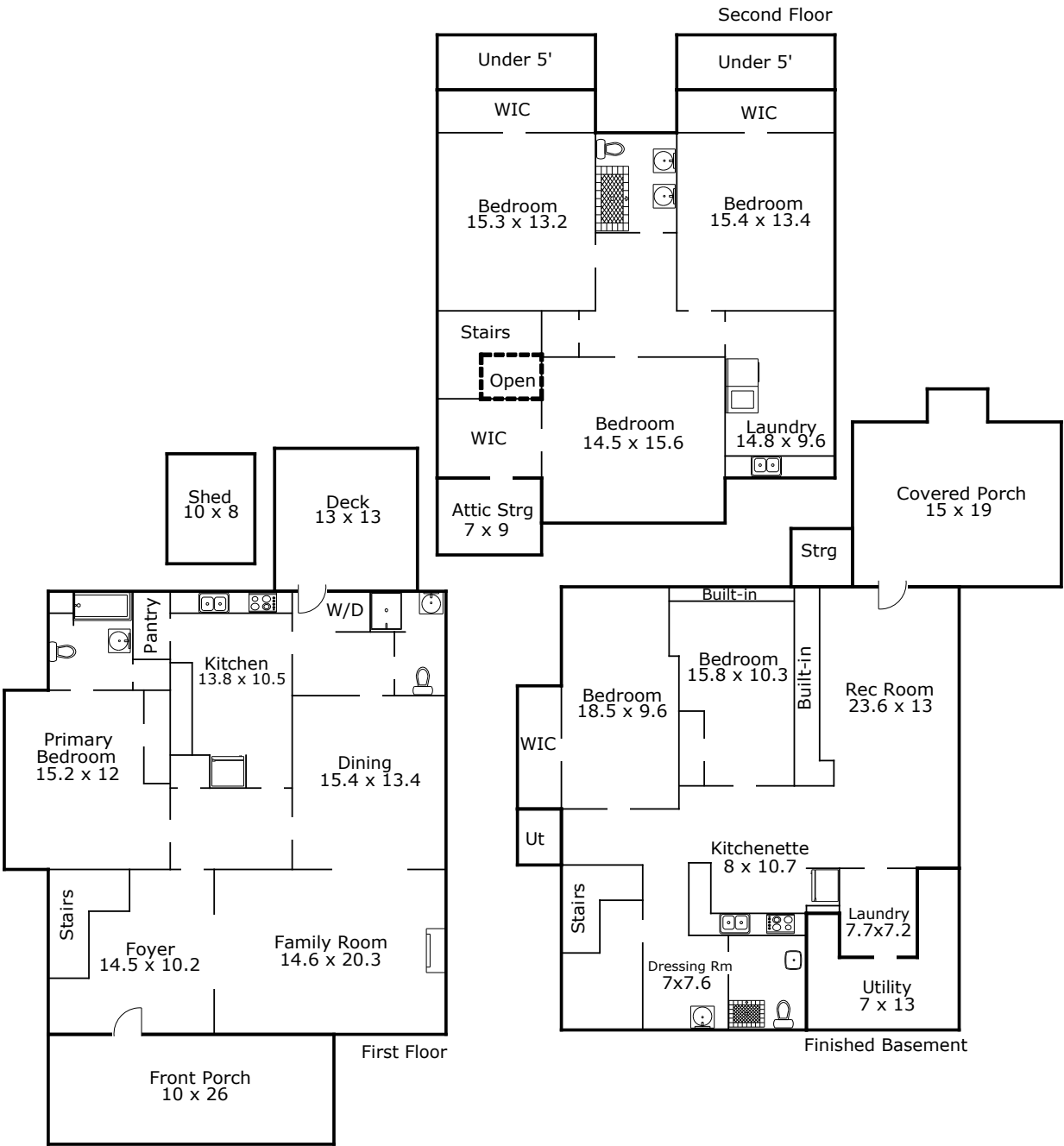


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Building Sketch (Page - 1)

Borrower/Client				
Property Address 807 E Edenton St				
City	Raleigh	County	State	Zip Code
Lender				



TOTAL Sketch by a la mode, inc.

Building Sketch (Page - 2)

Borrower/Client				
Property Address		807 E Edenton St		
City	Raleigh	County	State	Zip Code
Lender				

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	
First Floor	1524.1 Sq ft
Second Floor	1317.5 Sq ft
Finished Basement	1369.1 Sq ft
Open to Below	-22 Sq ft
Total Living Area (Rounded):	4189 Sq ft
Non-living Area	
Attic Storage	66.5 Sq ft
Utility	20.4 Sq ft
Covered Porch	301.5 Sq ft
Deck	169 Sq ft
Front Porch	260 Sq ft
Storage	29.7 Sq ft
Shed	80 Sq ft
Area under 5'	72 Sq ft
Utility	134.5 Sq ft
Area under 5'	72 Sq ft



NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 807 E Edenton St, Raleigh, NC 27601
 Owner's Name(s): Juliana Trigoso, Fernando Trigoso

North Carolina law [N.C.G.S. 47E](#) requires residential property owners to complete this Disclosure Statement and provide it to the buyer prior to any offer to purchase. There are limited exemptions for completing the form, such as new home construction that has never been occupied. Owners are advised to seek legal advice if they believe they are entitled to one of the limited exemptions contained in N.C.G.S. 47E-2.

An owner is required to provide a response to every question by selecting Yes (Y), No (N), No Representation (NR), or Not Applicable (NA). An owner is not required to disclose any of the material facts that have a NR option, even if they have knowledge of them. However, failure to disclose latent (hidden) defects may result in civil liability. The disclosures made in this Disclosure Statement are those of the owner(s), not the owner's broker.

- If an owner selects Y or N, the owner is only obligated to disclose information about which they have actual knowledge. If an owner selects Y in response to any question about a problem, the owner must provide a written explanation or attach a report from an attorney, engineer, contractor, pest control operator, or other expert or public agency describing it.
- If an owner selects N, the owner has no actual knowledge of the topic of the question, including any problem. If the owner selects N and the owner knows there is a problem or that the owner's answer is not correct, the owner may be liable for making an intentional misstatement.
- If an owner selects NR, it could mean that the owner (1) has knowledge of an issue and chooses not to disclose it; or (2) simply does not know.
- If an owner selects NA, it means the property does not contain a particular item or feature.

For purposes of completing this Disclosure Statement: **"Dwelling"** means any structure intended for human habitation, **"Property"** means any structure intended for human habitation and the tract of land, and **"Not Applicable"** means the item does not apply to the property or exist on the property.

OWNERS: The owner must give a completed and signed Disclosure Statement to the buyer no later than the time the buyer makes an offer to purchase property. If the owner does not, the buyer can, under certain conditions, cancel any resulting contract. An owner is responsible for completing and delivering the Disclosure Statement to the buyer even if the owner is represented in the sale of the property by a licensed real estate broker and the broker must disclose any material facts about the property that the broker knows or reasonably should know, regardless of the owner's response.

The owner should keep a copy signed by the buyer for their records. If something happens to make the Disclosure Statement incorrect or inaccurate (for example, the roof begins to leak), the owner must promptly give the buyer an updated Disclosure Statement or correct the problem. Note that some issues, even if repaired, such as structural issues and fire damage, remain material facts and must be disclosed by a broker even after repairs are made.

BUYERS: The owner's responses contained in this Disclosure Statement are not a warranty and should not be a substitute for conducting a careful and independent evaluation of the property. **Buyers are strongly encouraged to:**

- Carefully review the entire Disclosure Statement.
- Obtain their own inspections from a licensed home inspector and/or other professional.

DO NOT assume that an answer of N or NR is a guarantee of no defect. If an owner selects N, that means the owner has no actual knowledge of any defects. It does not mean that a defect does not exist. If an owner selects NR, it could mean the owner (1) has knowledge of an issue and chooses not to disclose it, or (2) simply does not know.

BROKERS: A licensed real estate broker shall furnish their seller-client with a Disclosure Statement for the seller to complete in connection with the transaction. A broker shall obtain a completed copy of the Disclosure Statement and provide it to their buyer-client to review and sign. All brokers shall (1) review the completed Disclosure Statement to ensure the seller responded to all questions, (2) take reasonable steps to disclose material facts about the property that the broker knows or reasonably should know regardless of the owner's responses or representations, and (3) explain to the buyer that this Disclosure Statement does not replace an inspection and encourage the buyer to protect their interests by having the property fully examined to the buyer's satisfaction.

- **Brokers are NOT permitted to complete this Disclosure Statement on behalf of their seller-clients.**
- Brokers who own the property may select NR in this Disclosure Statement but are obligated to disclose material facts they know or reasonably should know about the property.

Buyer Initials _____ Owner Initials JT
 Buyer Initials _____ Owner Initials FT

SECTION A. STRUCTURE/FLOORS/WALLS/CEILING/WINDOW/ROOF

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: _____ If not owner-occupied, how long has it been since the owner occupied the property? _____	☐	☒	☐
A2. In what year was the dwelling constructed? _____			☐
A3. Have there been any structural additions or other structural or mechanical changes to the dwelling(s)?	☐	☒	☐
A4. The dwelling's exterior walls are made of what type of material? (Check all that apply) ☐ Brick Veneer ☐ Vinyl ☐ Stone ☐ Fiber Cement ☐ Synthetic Stucco ☐ Composition/Hardboard ☐ Concrete ☐ Aluminum ☐ Wood ☐ Asbestos ☐ Other: _____			☐
A5. In what year was the dwelling's roof covering installed? <u>06/2021</u>			☐
A6. Is there a leakage or other problem with the dwelling's roof or related existing damage?	☐	☒	☐
A7. Is there water seepage, leakage, dampness, or standing water in the dwelling's basement, crawl space, or slab?	☐	☒	☐
A8. Is there an infestation present in the dwelling or damage from past infestations of wood destroying insects or organisms that has not been repaired?	☐	☒	☐
A9. Is there a problem, malfunction, or defect with the dwelling's:			
NA Yes No NR			
Foundation ☐ NA ☐ Yes ☒ No ☐ NR	Windows ☐ NA ☐ Yes ☒ No ☐ NR	Attached Garage ☒ NA ☐ Yes ☐ No ☐ NR	
Slab ☐ NA ☐ Yes ☒ No ☐ NR	Doors ☐ NA ☐ Yes ☒ No ☐ NR	Fireplace/Chimney ☐ NA ☐ Yes ☒ No ☐ NR	
Patio ☐ NA ☐ Yes ☒ No ☐ NR	Ceilings ☐ NA ☐ Yes ☒ No ☐ NR	Interior/Exterior Walls ☐ NA ☐ Yes ☒ No ☐ NR	
Floors ☐ NA ☐ Yes ☒ No ☐ NR	Deck ☐ NA ☐ Yes ☒ No ☐ NR	Other: _____ ☐ NA ☐ Yes ☐ No ☐ NR	

Explanations for questions in Section A (identify the specific question for each explanation):

SECTION B. HVAC/ELECTRICAL

	Yes	No	NR
B1. Is there a problem, malfunction, or defect with the dwelling's electrical system (outlets, wiring, panels, switches, fixtures, generator, etc.)?	☐	☒	☐
B2. Is there a problem, malfunction, or defect with the dwelling's heating and/or air conditioning?	☐	☒	☐
B3. What is the dwelling's heat source? (Check all that apply; indicate the year of each system manufacture)			☐
☐ Furnace [____ # of units] Year: _____ ☐ Baseboard [____ # of bedrooms with units] Year: _____	☒ Heat Pump [<u>3</u> # of units] Year: _____ ☐ Other: _____ Year: _____		

Buyer Initials _____ Owner Initials JT
 Buyer Initials _____ Owner Initials FT

Yes No NR

B4. What is the dwelling's cooling source? (Check all that apply; indicate the year of each system manufacture)

☒ Central Forced Air: 3 Year: _____ ☐ Wall/Windows Unit(s): _____ Year: _____
☐ Other: _____ Year: _____

B5. What is the dwelling's fuel source? (Check all that apply)

☒ Electricity ☒ Natural Gas ☐ Solar ☐ Propane ☐ Oil ☐ Other: _____

Explanations for questions in Section B (identify the specific question for each explanation):

SECTION C. PLUMBING/WATER SUPPLY/SEWER/SEPTIC

Yes No NR

C1. What is the dwelling's water supply source? (Check all that apply)

☒ City/County ☐ Shared well ☐ Community System ☐ Private well ☐ Other: _____

If the dwelling's water supply source is supplied by a private well, identify whether the private well has been tested for: (Check all that apply).

☐ Quality ☐ Pressure ☐ Quantity

If the dwelling's water source is supplied by a private well, what was the date of the last water quality/quantity test? _____

C2. The dwelling's water pipes are made of what type of material? (Check all that apply)

☐ Copper ☐ Galvanized ☐ Plastic ☐ Polybutylene ☐ Other: _____

C3. What is the dwelling's water heater fuel source? (Check all that apply; indicate the year of each system manufacture) ☒ Gas: _____ ☐ Electric: _____ ☐ Solar: _____ ☐ Other: _____

C4. What is the dwelling's sewage disposal system? (Check all that apply)

☐ Septic tank with pump ☐ Community system ☐ Septic tank ☐ Drip system

☒ Connected to City/County System ☐ City/County system available ☐ Other: _____

☐ Straight pipe (wastewater does not go into a septic or other sewer system) *Note: Use of this type of system violates State Law.

If the dwelling is serviced by a septic system, how many bedrooms are allowed by the septic system permit? _____ ☐ No Records Available

Date the septic system was last pumped: _____

C5. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR
Septic system	☐	☐	☐	☐	Plumbing system (pipes, fixtures, water heater, etc.)	☐	☐	☐	☐
Sewer system	☐	☐	☐	☐	Water supply (water quality, quantity, or pressure)	☐	☐	☐	☐

Explanations for questions in Section C (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials JT
Buyer Initials _____ Owner Initials FT

SECTION D. FIXTURES/APPLIANCES

	Yes	No	NR
D1. Is the dwelling equipped with an elevator system? If yes, when was it last inspected? _____ Date of last maintenance service: _____	☐	☐	☐

D2. Is there a problem, malfunction, or defect with the dwelling's:

	NA	Yes	No	NR		NA	Yes	No	NR		NA	Yes	No	NR
Attic fan, exhaust fan, ceiling fan	☐	☐	☐	☐	Irrigation system	☐	☐	☒	☐	Sump pump	☐	☒	☐	☐
Elevator system or component	☒	☐	☐	☐	Pool/hot tub /spa	☐	☐	☒	☐	Gas logs	☐	☒	☐	☐
Appliances to be conveyed	☐	☒	☐	☐	TV cable wiring or satellite dish	☐	☒	☐	☐	Central vacuum	☐	☐	☒	☐
										Garage door system	☒	☐	☐	☐
										Security system	☐	☒	☐	☐
										Other:	☐	☐	☐	☐

Explanations for questions in Section D (identify the specific question for each explanation):

SECTION E. LAND/ZONING

	Yes	No	NR
E1. Is there a problem, malfunction, or defect with the drainage, grading, or soil stability of the property?	☐	☒	☐
E2. Is the property in violation of any local zoning ordinances, restrictive covenants, or local land-use restrictions (including setback requirements?)	☐	☒	☐
E3. Is the property in violation of any building codes (including the failure to obtain required permits for room additions or other changes/improvements?)	☐	☒	☐
E4. Is the property subject to any utility or other easements, shared driveways, party walls, encroachments from or on adjacent property, or other land use restrictions?	☐	☒	☐
E5. Does the property abut or adjoin any private road(s) or street(s)?	☐	☒	☐
E6. If there is a private road or street adjoining the property, are there any owners' association or maintenance agreements dealing with the maintenance of the road or street? ☐ NA	☐	☒	☐

Explanations for questions in Section E (identify the specific question for each explanation):

SECTION F. ENVIRONMENTAL/FLOODING

	Yes	No	NR
F1. Is there hazardous or toxic substance, material, or product (such as asbestos, formaldehyde, radon gas, methane gas, lead-based paint) that exceed government safety standards located on or which otherwise affect the property?	☐	☐	☐

Buyer Initials _____ Owner Initials JT
 Buyer Initials _____ Owner Initials FT

	Yes	No	NR
F2. Is there an environmental monitoring or mitigation device or system located on the property?	☐	☒	☐
F3. Is there debris (whether buried or covered), an underground storage tank, or an environmentally hazardous condition (such as contaminated soil or water or other environmental contamination) located on or which otherwise affect the property?	☐	☒	☐
F4. Is there any noise, odor, smoke, etc., from commercial, industrial, or military sources that affects the property?	☐	☒	☐
F5. Is the property located in a federal or other designated flood hazard zone?	☐	☒	☐
F6. Has the property experienced damage due to flooding, water seepage, or pooled water attributable to a natural event such as heavy rainfall, coastal storm surge, tidal inundation, or river overflow?	☐	☒	☐
F7. Have you ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program?	☐	☒	☐
F8. Is there a current flood insurance policy covering the property?	☐	☒	☐
F9. Have you received assistance from FEMA, U.S. Small Business Administration, or any other federal disaster flood assistance for flood damage to the property?	☐	☒	☐
F10. Is there a flood or FEMA elevation certificate for the property?	☐	☒	☐

NOTE: An existing flood insurance policy may be assignable to a buyer at a lesser premium than a new policy. For properties that have received disaster assistance, the requirement to obtain flood insurance passes down to all future owners. Failure to obtain flood insurance can result in an owner being ineligible for future assistance.

Explanations for questions in Section F (identify the specific question for each explanation):

SECTION G. MISCELLANEOUS

	Yes	No	NR
G1. Is the property subject to any lawsuits, foreclosures, bankruptcy, judgments, tax liens, proposed assessments, mechanics' liens, materialmen's liens, or notices from any governmental agency that could affect title to the property?	☐	☒	☐
G2. Is the property subject to a lease or rental agreement?	☐	☒	☐
G3. Is the property subject to covenants, conditions, or restrictions or to governing documents separate from an owners' association that impose various mandatory covenants, conditions, and or restrictions upon the lot or unit?	☐	☒	☐

Explanations for question in Section G (identify the specific question for each explanation):

Buyer Initials _____ Owner Initials JT
 Buyer Initials _____ Owner Initials FT

SECTION H.
OWNERS' ASSOCIATION DISCLOSURE

If you answer 'Yes' to question H1, you must complete the remaining questions in Section H. If you answered 'No' or 'No Representation' to question H1, you do not need to answer the remaining questions in Section H.

Yes No NR

H1. Is the property subject to regulation by one or more owners' association(s) including, but not limited to, obligations to pay regular assessments or dues and special assessments?

☐ ☒ ☐

If "yes," please provide the information requested below as to each owners' association to which the property is subject [insert N/A into any blank that does not apply]:

a. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

b. (specify name) _____ whose regular assessments ("dues") are \$ _____ per _____.

The name, address, telephone number, and website of the president of the owners' association or the association manager are: _____

c. Are there any changes to dues, fees, or special assessment which have been duly approved and to which the lot is subject?

If "yes," state the nature and amount of the dues, fees, or special assessments to which the property is subject: _____

H2. Is there any fee charged by the association or by the association's management company in connection with the conveyance or transfer of the lot or property to a new owner?

☐ ☒ ☐

If "yes," state the amount of the fees: _____

H3. Is there any unsatisfied judgment against, pending lawsuit, or existing or alleged violation of the association's governing documents involving the property?

☐ ☒ ☐

If "yes," state the nature of each pending lawsuit, unsatisfied judgment, or existing or alleged violation: _____

H4. Is there any unsatisfied judgment or pending lawsuits against the association?

☐ ☒ ☐

If "yes," state the nature of each unsatisfied judgment or pending lawsuit: _____

Explanations for questions in Section H (identify the specific question for each explanation):

Owner(s) acknowledge(s) having reviewed this Disclosure Statement before signing and that all information is true and correct to the best of their knowledge as of the date signed.

Owner Signature: Juliana Trigoso Date 11/05/2025

Owner Signature: Fernando Trigoso Date 11/04/2025

Buyers(s) acknowledge(s) receipt of a copy of this Disclosure Statement and that they have reviewed it before signing.

Buyer Signature: _____ Date _____

Buyer Signature: _____ Date _____

LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM

Property: 807 E Edenton St, Raleigh, NC 27601Seller: Juliana Trigos, Fernando Trigos

Buyer: _____

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

***Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.**

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

Seller's Disclosure (initial)

JT

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

JT

(b) Records and reports available to the Seller (check one)

☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Buyer's Acknowledgement (initial)

(c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.

(d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Buyer (check one below):

☐ Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

☐ Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Page 1 of 2



This form jointly approved by:
North Carolina Bar Association's Real Property Section
NC REALTORS®

Buyer Initials _____ Seller Initials JT FT



STANDARD FORM 2A9-T
Revised 7/2021
© 7/2025

Agent's Acknowledgment (initial)

SDS (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

NC REALTORS® AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Buyer: (Signature) _____ (Date) _____

Buyer: (Signature) _____ (Date) _____

Entity Buyer: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) _____ (Signature) _____ (Date) _____

Seller: (Signature) Juliana Trigos Juliana Trigos (Date) 11/05/2025

Seller: (Signature) Fernando Trigos Fernando Trigos (Date) 11/04/2025

Entity Seller: (Name of LLC, Corp., Trust, etc.) _____

By: (Name & Title) Juliana Trigos (Signature) Juliana Trigos (Date) 11/05/2025

Listing Agent: (Signature) Steven D. Squires Steven Squires (Date) 11/06/2025

Selling Agent: (Signature) _____ (Date) _____



STATE OF NORTH CAROLINA
MINERAL AND OIL AND GAS RIGHTS MANDATORY DISCLOSURE STATEMENT

Instructions to Property Owners

1. The Residential Property Disclosure Act (G.S. 47E) ("Disclosure Act") requires owners of certain residential real estate such as single-family homes, individual condominiums, townhouses, and the like, and buildings with up to four dwelling units, to furnish purchasers a Mineral and Oil and Gas Rights Disclosure Statement ("Disclosure Statement"). This form is the only one approved for this purpose.
2. A disclosure statement is not required for some transactions. For a complete list of exemptions, see G.S. 47E-2(a). **A DISCLOSURE STATEMENT IS REQUIRED FOR THE TRANSFERS IDENTIFIED IN G.S. 47E-2(b)**, including transfers involving the first sale of a dwelling never inhabited, lease with option to purchase contracts where the lessee occupies or intends to occupy the dwelling, and transfers between parties when both parties agree not to provide the Residential Property and Owner's Association Disclosure Statement.
3. You must respond to each of the following by placing a check ☒ in the appropriate box.

MINERAL AND OIL AND GAS RIGHTS DISCLOSURE

Mineral rights and/or oil and gas rights can be severed from the title to real property by conveyance (deed) of the mineral rights and/or oil and gas rights from the owner or by reservation of the mineral rights and/or oil and gas rights by the owner. If mineral rights and/or oil and gas rights are or will be severed from the property, the owner of those rights may have the perpetual right to drill, mine, explore, and remove any of the subsurface mineral and/or oil or gas resources on or from the property either directly from the surface of the property or from a nearby location. With regard to the severance of mineral rights and/or oil and gas rights, Seller makes the following disclosures:

		Yes	No	No Representation
<u> </u> Buyer Initials	1. Mineral rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials	2. Seller has severed the mineral rights from the property.	☐	☒	
<u> </u> Buyer Initials	3. Seller intends to sever the mineral rights from the property prior to transfer of title to the Buyer.	☐	☒	
<u> </u> Buyer Initials	4. Oil and gas rights were severed from the property by a previous owner.	☐	☐	☒
<u> </u> Buyer Initials	5. Seller has severed the oil and gas rights from the property.	☐	☒	
<u> </u> Buyer Initials	6. Seller intends to sever the oil and gas rights from the property prior to transfer of title to Buyer.	☐	☒	

Note to Purchasers

If the owner does not give you a Mineral and Oil and Gas Rights Disclosure Statement by the time you make your offer to purchase the property, or exercise an option to purchase the property pursuant to a lease with an option to purchase, you may under certain conditions cancel any resulting contract without penalty to you as the purchaser. To cancel the contract, you must personally deliver or mail written notice of your decision to cancel to the owner or the owner's agent within three calendar days following your receipt of this Disclosure Statement, or three calendar days following the date of the contract, whichever occurs first. However, in no event does the Disclosure Act permit you to cancel a contract after settlement of the transaction or (in the case of a sale or exchange) after you have occupied the property, whichever occurs first.

Property Address: 807 E Edenton St, Raleigh, NC 27601

Owner's Name(s): Juliana Trigos, Fernando Trigos

Owner(s) acknowledge having examined this Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: Juliana Trigos Juliana Trigos Date 11/05/2025, _____

Owner Signature: Fernando Trigos Fernando Trigos Date 11/04/2025, _____

Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____, _____

Purchaser Signature: _____ Date _____, _____



Find Base School Assignment by Address

807 E EDENTON ST, RALEIGH, NC 27601

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ⓘ To find your magnet, early college, and application options visit the [Magnet, Early College, Year-Round and Application Schools lookup page](#).

ⓘ Explore base attendance areas with our [interactive map viewer](#).

Showing results for 807 E EDENTON ST, RALEIGH, NC 27601

Elementary

Current 2025-26	
Base	Powell Elementary School
Calendar	Traditional
Transportation	Neighborhood ⓘ

Middle

Current 2025-26	
Base	Ligon Middle School

Calendar	Traditional
Transportation	Neighborhood ⓘ

High

Current
2025-26

Base	Broughton High School
Calendar	Traditional
Transportation	Neighborhood ⓘ