

UMSTEAD & OAK
REAL ESTATE PARTNERS

COMPASS

NORTH RALEIGH

203 Ashton Hall Lane

3 BD 4 BA 2086 SF \$425,000



FOR SALE



Rare Former Model Home in Unbeatable North Raleigh Location! Where classic brick elegance meets modern sanctuary, this exquisite 3-story townhome offers thoughtful architectural design and luxurious finishes at every turn. On the main level, where a versatile ground-floor bedroom suite complete with a warm, flickering fireplace and private ensuite full bath creates a true oasis - perfect for multigenerational living, a private home office, or a secluded guest retreat. Schedule your tour today!



Steven Squires

Broker

M: 919.880.5563

steven@umsteadandoak.com

COMPASS

Status: Active

MLS #: 10192394

Taxes: \$3,222 / year

HOA Fees: \$325 / month

Property Type: Townhouse

Year Built: 2001

Lot Size: 0.03 AC / 1,307 SF

County: Wake County



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.

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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.

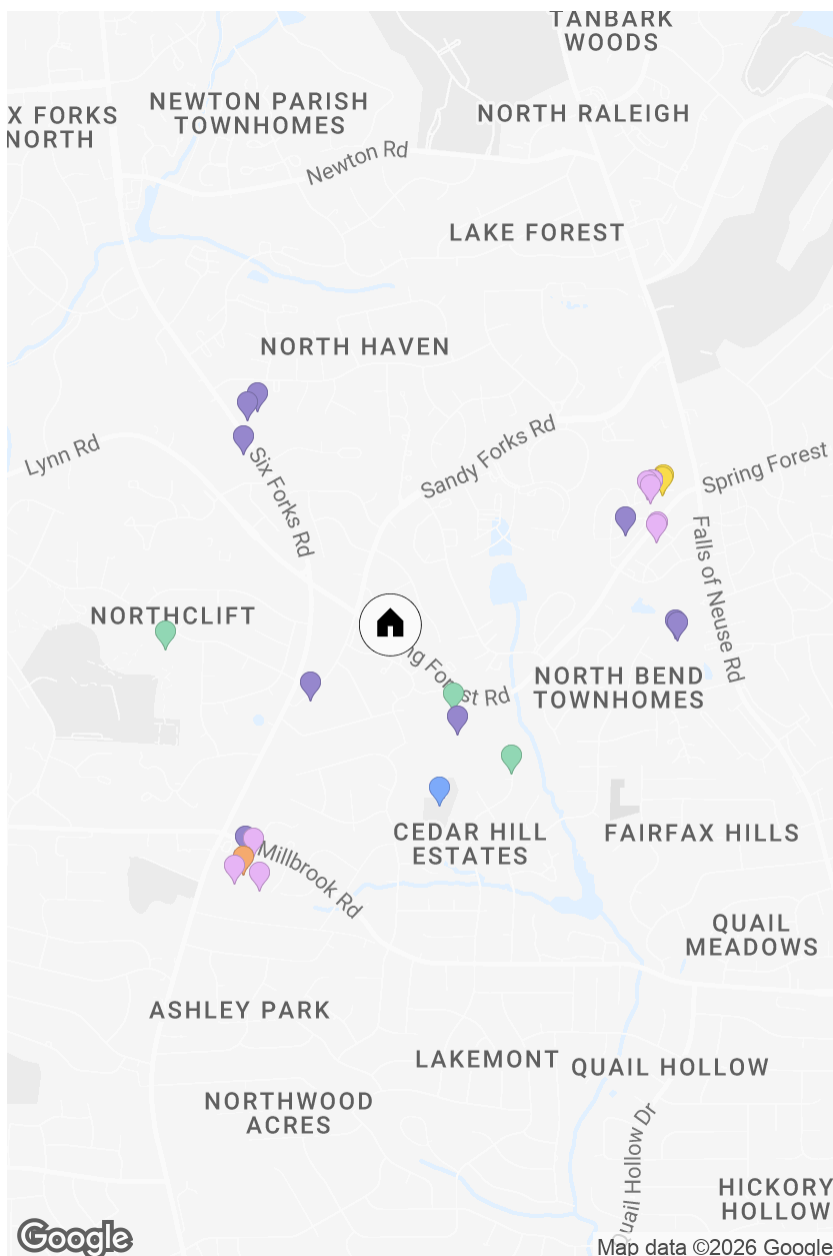
Thank you for taking the time to consider this home as your own. If you have any questions at all, please do not hesitate to reach out. Make yourself at home, and thank you for visiting!

- THE UMSTEAD & OAK TEAM

203 Ashton Hall Lane

North Raleigh

3 BD 4 BA 2086 SF \$425,000



SCHOOLS

Fletcher Academy,
0.45mi

GROCERY STORES

Food Lion, 0.70mi

RESTAURANTS

Masala House, 0.65mi

Northside Bistro

Raleigh, 0.67mi

Cape Fear Seafood
Company, 0.67mi

Saints & Scholars Pub,
0.69mi

Jason's Deli, 0.69mi

Uptown Pho, 0.70mi

Subway, 0.73mi

Areason2haveAmouth,
0.71mi

PARKS

Cedar Hill Alt Disc Golf
Parking Lot, 0.26mi

Cedar Hills Park,
0.46mi

Optimist Park

Community Center,
0.55mi

GYMS

Rock Steady Boxing -
the Carolinas, 0.72mi

RockBox Fitness North
Raleigh, 0.73mi

ENTERTAINMENT

North Carolina
Transportation Hall of
Fame, Inc., 0.60mi

Don Pollo Field, 0.31mi

RGR Fine Arts, 0.68mi

RR FINE ART, 0.69mi

Midtown Dermatology,
0.26mi

The Aesthetics Lounge
& Spa, 0.54mi

Fae Esthetics, 0.60mi

Gigi Esthetics, 0.60mi

Sola Salons, 0.70mi

Fantasy Nail Spa,
0.65mi



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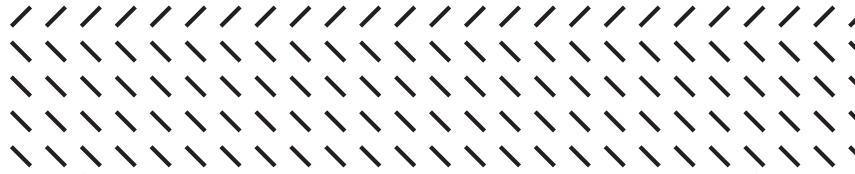
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Updates & Disclosures



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•• 203 Ashton Hall Lane



Features & Improvements

Recent Interior Paint Touch-Ups
Steamed and Sanitized Carpeting
Re-Stained Rear Deck
Custom Tile Backsplash in Kitchen
Refreshed Landscaping
1-Car Garage
2 Gas Fireplaces
Painted Wood Cabinetry
New LVP on Main Floor
Recessed Can Lighting
Smooth 9' Ceilings on all Levels
New Ceiling Fixtures & Doors in Some Rooms

Additional Disclosures

Ashton Hall Townhomes is part of an HOA and dues are \$325 per month. Dues include exterior maintenance of the buildings, including roofs, and landscaping.

This home backs up to Spring Forest Road, but this has not been an issue for the sellers. There is a privacy buffer and an HOA maintained retaining wall behind the home.

Refrigerator, Washer & Dryer convey with acceptable offer.

Home was previously a model home and has only had two owners. Garage has connected ventilation on main level HVAC. Main level HVAC is functional but original to the property.

COMPASS

Residential Active
MLS# 10192394

203 Ashton Hall Lane
Raleigh, NC 27609-3997
County: Wake

\$425,000
Public Report



Beds: 3
Baths (F,H): 4 (3, 1)
Main Lvl Beds: Yes, 1
Main Lvl Baths: 1
Rooms Total: 8
Living Area: 2,086
Total Unfin Are: 0
Detached Living Area: 0
Stories: 3
Basement YN: No
Above Grd Fin Area: 2,086
Above Grd Fin Area Src: Plans
Below Grd Fin Area: 0
New Construction: No
Year Built: 2001
Direction Faces: East
Enhanced Accessible: No
Fireplace YN: Yes
Private Pool YN: No

Sub-Type: Townhouse
Units Total: 1
City Limits YN: Yes
City Limits Of: Raleigh
Restrictive Covenants: Yes
Lot Size Acres: 0.03
Lot Size SqFt: 1,307
Subdivision Name: Ashton Hall
Association: Yes
Garage: Yes
Attchd Garage: Yes
Garage Spaces: 1
Carport: No
Open Parking: Yes
Open Prkg #: 1
Parking Total: 2
Horse YN: No
Senior Comm: No
Spa YN: No
Waterfront: No

Public Remarks: Rare Former Model Home in Unbeatable North Raleigh Location! Where classic brick elegance meets modern sanctuary, this exquisite 3-story townhome offers thoughtful architectural design and luxurious finishes at every turn. On the main level, where a versatile ground-floor bedroom suite complete with a warm, flickering fireplace and private ensuite full bath creates a true oasis - perfect for multigenerational living, a private home office, or a secluded guest retreat. Upstairs, sunshine cascades into an expansive main living area designed for both effortless entertaining and quiet evenings. The heart of the home is a beautifully modernized kitchen featuring upgraded finishes and a seamless flow into open dining and living spaces with gleaming hardwoods. Ascend to the top floor, where comfort takes center stage. The primary suite is a spa-like haven anchored by a recently refreshed luxury bathroom. An additional spacious bedroom and a flexible loft offer endless versatility for relaxation, media, workspace, or future fourth bedroom. Recently replaced roof (2022), updated kitchen appliances, updated carpet, professionally polished hardwoods. Plumbed for central vacuum system if desired, and air conditioned garage! HOA maintains exterior of the residences, landscaping, and private neighborhood streets. Dues are \$325 per month. Don't miss out on this remarkable opportunity!

Latitude: 35.863349 **Longitude:** -78.634006

Listing Contract Date: 09/12/2026
Original Entry Timestamp: 09/12/2026
Original MLS: Triangle MLS Inc

Listing Agreement: Exclusive Right To Sell
Comp Sale YN: No
Financial Remarks: Please provide PAL or POF with all written offers.

Original List Price: \$425,000
List Price: \$425,000

Name	Office	Primary	E-mail
List Price/SqFt:	\$203.74	Elementary School: Wake - Green Elementary	Parcel Number: 170608894345000 0290550
Tax Annual Amt:	\$3,222.45	Middle Or Jr Sch: Wake - Carroll Middle	Lot Number: 5
Tax Year:	2026	High School: Wake - Sanderson High	Tax Map Number: 5
Tax Assd Value:	\$352,265	School Dist Link: https://www.wcpss.net/	Zoning: R-10
Tax Legal Desc.:	Lo5 Ashton Hall B19 Bm2001-1431		

Room Name	Level	Length	Width	Room Features	Remarks	Room Name	Level	Length	Width	Room Features	Remarks
Primary Bedroom	Second	121	151			Bedroom 2	Second	109	133		
Bedroom 3	Lower	145	200			Bathroom 2	Second	109	411		
Primary Bathroom	Second	88	811			Bathroom 4	Main	21	611		Half bath
Bathroom 3	Lower	63	811			Breakfast Room	Main	75	122		
Entrance Hall	Main	65	36			Dining Room	Main	143	117		
Kitchen	Main	106	121			Laundry	Second	30	63		Located in upstairs hallway
Loft	Second	100	138			Living Room	Main	138	153		
						Other	Lower	63	48		Lower level storage
						Other	Lower	142	219		Garage

Appliances: Built-In Electric Oven; Dishwasher; Dryer; Electric Water Heater; Ice Maker; Microwave; Range; Refrigerator; Self Cleaning Oven; Smart Appliance(s); Stainless Steel Appliance(s); Washer; Washer/Dryer
Architectural Style: A-Frame; Traditional
Association Amenities: Landscaping; Maintenance Grounds; Maintenance Structure; Parking; Roof Deck; Trash; Other
Association Fee Includes: Maintenance Grounds; Maintenance Structure; Pest Control; Road Maintenance; Snow Removal; Trash
Attic Features: Pull-Down Stairs; Unfinished
Common Walls: 2+ Common Walls
Community Features: Curbs; Sidewalks; Street Lights
Construction Materials: Brick; Brick Veneer; Cement Siding
Cooling: Central Air; Zoned
Door Features: Storm Door(s)
Entry Information: Entry Level: 1; Entry Location: Front Door
Exterior Features: Private Entrance; Rain Gutters
Fencing: None
Other Equipment: None
Other Structures: None
Parking Features: Attached; Concrete; Driveway; Garage
Patio And Porch Features: Covered; Deck; Patio
Power Production YN: No
Primary Residence YN: Yes
Property Condition: , Updated/Remodeled , **Framed:** Yes
Road Frontage Type: Private Road
Road Responsibility: Private Maintained Road
Road Surface Type: Asphalt
Roof: Architectural Shingle; Asphalt; Shingle
Security Features: Carbon Monoxide Detector(s); Firewall(s); Security System; Smoke Detector(s)
Sewer: Public Sewer
Structure Type: Site Built; Townhouse
Subscriber Confirmation: Subscriber Created Text: Yes; Subscriber Took Photos: No

Fireplace Features: Fireplaces Total: 2; Bedroom; Family Room; Fireplace Screen; Gas Log; Great Room; Prefabricated; Ventless
Flooring: Carpet; Ceramic Tile; Hardwood; Luxury Vinyl
Foundation Details: Slab
Heating: Forced Air; Natural Gas
In-Law Suite Details: Main Floor; Separate Entry
Interior Features: Bathtub/Shower Combination; Ceiling Fan(s); Crown Molding; Double Vanity; Living/Dining Room Combination; Pantry; Quartz Counters; Recessed Lighting; Separate Shower; Smart Light(s); Smooth Ceilings; Soaking Tub; Walk-In Closet(s); Walk-In Shower; Water Closet
Laundry Features: Electric Dryer Hookup; In Hall; Inside; Upper Level
Levels: Multi/Split; Three Or More
Lot Water Features: None
Oil/Gas Rights Severed?: No Representation
Internet Service Information 1: Provider: Google Fiber; Type: FIBER; Advertised Top Download Speed: 2000; Advertised Top Upload Speed: 2000
Internet Service Information 2: Provider: AT&T; Type: FIBER
Association Fee: 325 Monthly
Association Fee Required YN: Yes

Utilities: Cable Available; Electricity Available; Electricity Connected; Natural Gas Available; Natural Gas Connected; Phone Available; Sewer Available; Sewer Connected; Water Available; Water Connected; Underground Utilities
Vegetation: Cleared
View: None
Water Source: Public
Window Features: Blinds; Double Pane Windows; Insulated Windows; Screens
Years Owned: 1 or More Year(s)

Current Financing: Conventional
Disclosures: Seller Disclosure
Possession: Close Of Escrow
Property Leased YN: No
Sales Options: Cash; Conventional; FHA; VA Loan
Special Listing Conditions: Standard

Association Name: Ashton Hall HOA
Association Phone: (910) 295-3791
Monthly Association Fees: \$325



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NORTH CAROLINA REAL ESTATE COMMISSION

Residential Property And Owners' Association Disclosure Statement

Protecting the Public Interest in Real Estate Brokerage Transactions

Property Address/Description: 203 Ashton Hall Ln, Raleigh, NC 27609
 Owner's Name(s): Hattie Aycock, Trustee, Samuel Aycock, Trustee

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 HA
 Buyer Initials _____ Owner Initials SA

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

	Yes	No	NR
A1. Is the property currently owner-occupied? Date owner acquired the property: <u>05/24/2018</u> If not owner-occupied, how long has it been since the owner occupied the property? <u>NA</u>	☒	☐	☐
A2. In what year was the dwelling constructed? <u>2001</u>			☒
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>2022</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		
Slab ☐ ☐ ☒ ☐	NA Yes No NR		
Patio ☐ ☐ ☒ ☐	NA Yes No NR		
Floors ☐ ☒ ☐ ☐	NA Yes No NR		
Windows ☐ ☐ ☒ ☐	NA Yes No NR		
Doors ☐ ☐ ☒ ☐	NA Yes No NR		
Ceilings ☐ ☐ ☒ ☐	NA Yes No NR		
Deck ☐ ☐ ☐ ☐	NA Yes No NR		
Attached Garage ☐ ☐ ☒ ☐	NA Yes No NR		
Fireplace/Chimney ☐ ☐ ☒ ☐	NA Yes No NR		
Interior/Exterior Walls ☐ ☐ ☒ ☐	NA Yes No NR		
Other: _____ ☐ ☐ ☐ ☐	NA Yes No NR		

Explanations for questions in Section A (identify the specific question for each explanation):
Hardwoods have small section of water damage from refrigerator leak that is no longer active.

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 [<u>1</u> # of units] Year: <u>2001</u> ☐ Heat Pump [____ # of units] Year: _____ ☐ Baseboard [____ # of bedrooms with units] Year: _____ ☐ Other: _____ Year: _____			☐

Buyer Initials _____ Owner Initials HA
 Buyer Initials _____ Owner Initials SA

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: 2 units 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):
B3. Furnace received a tune up in 2023

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: 2024 ☐ 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):

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

E5. Ashton Hall is a private street managed by the HOA, there is maintenance being carried out on September 15th, 2026.

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 HA
 Buyer Initials _____ Owner Initials SA

	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, materialmens' 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):

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) <u>Ashton Hall HOA</u> whose regular assessments ("dues") are \$ <u>325</u> per <u>Month</u>. The name, address, telephone number, and website of the president of the owners' association or the association manager are: <u>CAS Jennifer McCallister +1 (919) 548-7558</u> 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: Hattie Aycock Date 09/08/2026

Owner Signature: Samuel Aycock Date 09/08/2026

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 _____



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: 203 Ashton Hall Ln, Raleigh, NC 27609

Owner's Name(s): Hattie Aycock, Trustee, Samuel Aycock, Trustee

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: Hattie Aycock eSign 09/08/26 - 03:42 PM EDT Hattie Aycock, Trustee Date 09/08/2026, _____

Owner Signature: Samuel Aycock eSign 09/08/26 - 03:26 PM EDT Samuel Aycock, Trustee Date 09/08/2026, _____

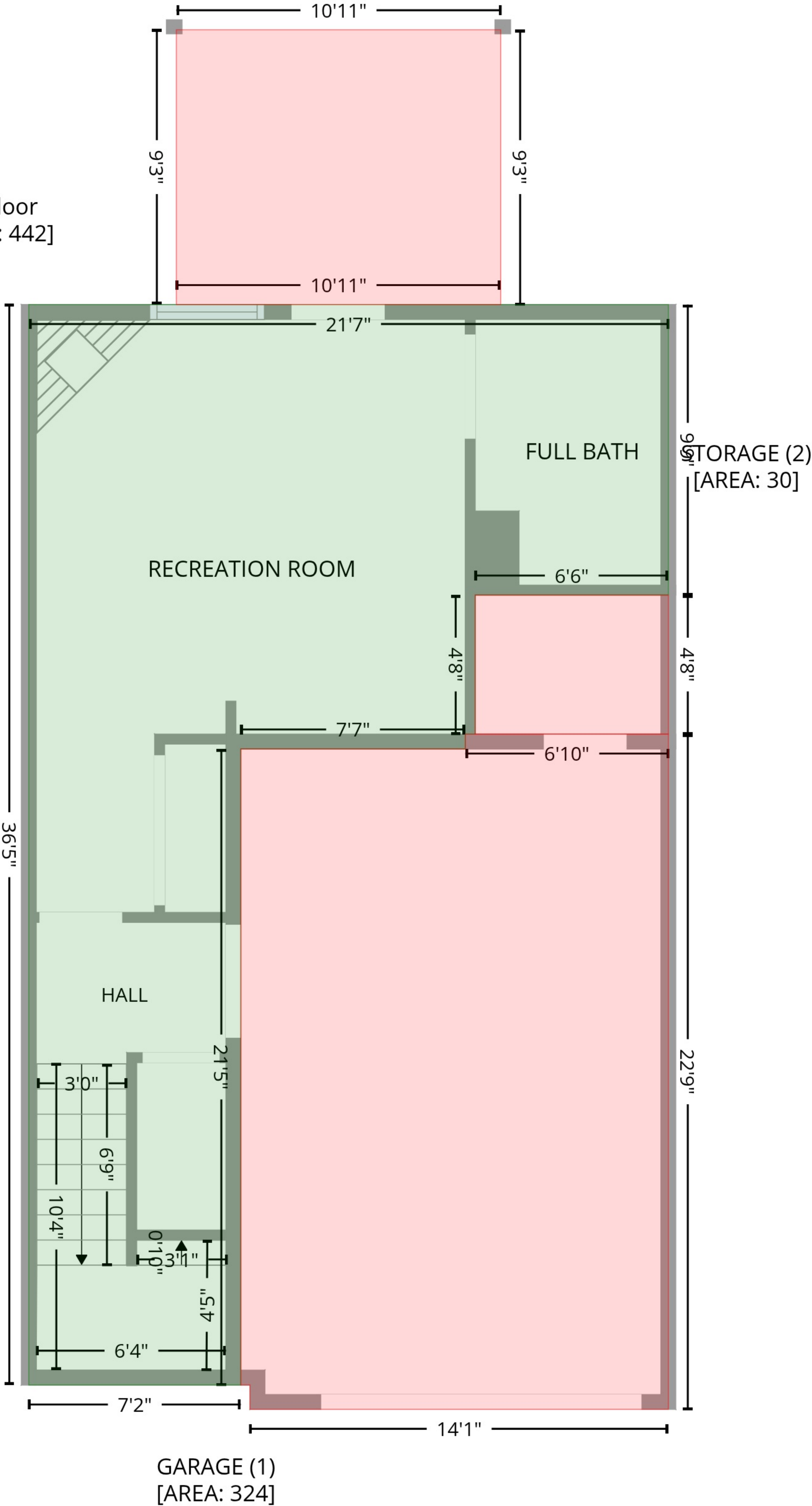
Purchaser(s) acknowledge receipt of a copy of this Disclosure Statement; that they have examined it before signing; that they understand that this is not a warranty by owner or owner's agent; and that the representations are made by the owner and not the owner's agent(s) or subagent(s).

Purchaser Signature: _____ Date _____, _____

Purchaser Signature: _____ Date _____, _____

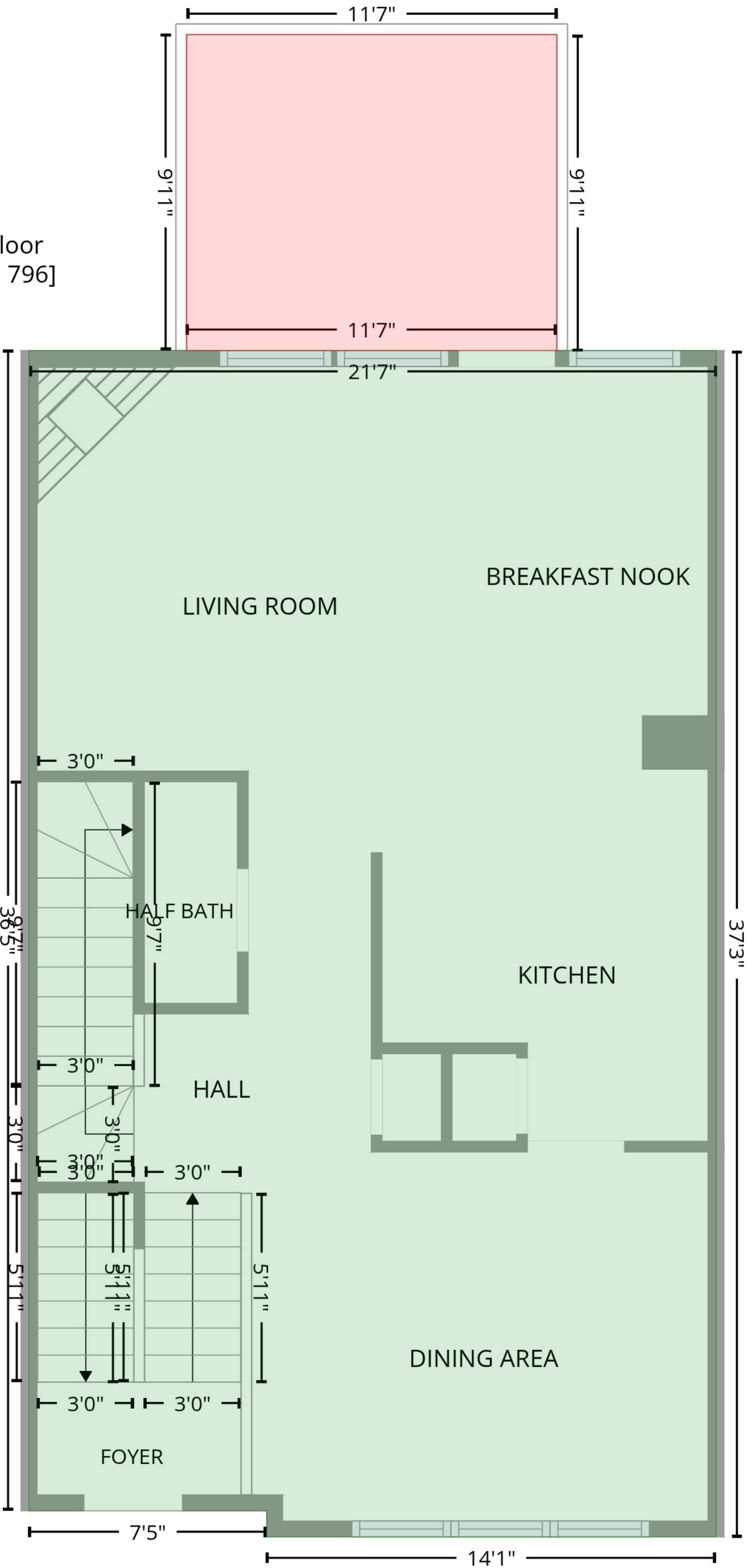
COVERED PATIO (3)
[AREA: 101]

1st floor
[AREA: 442]

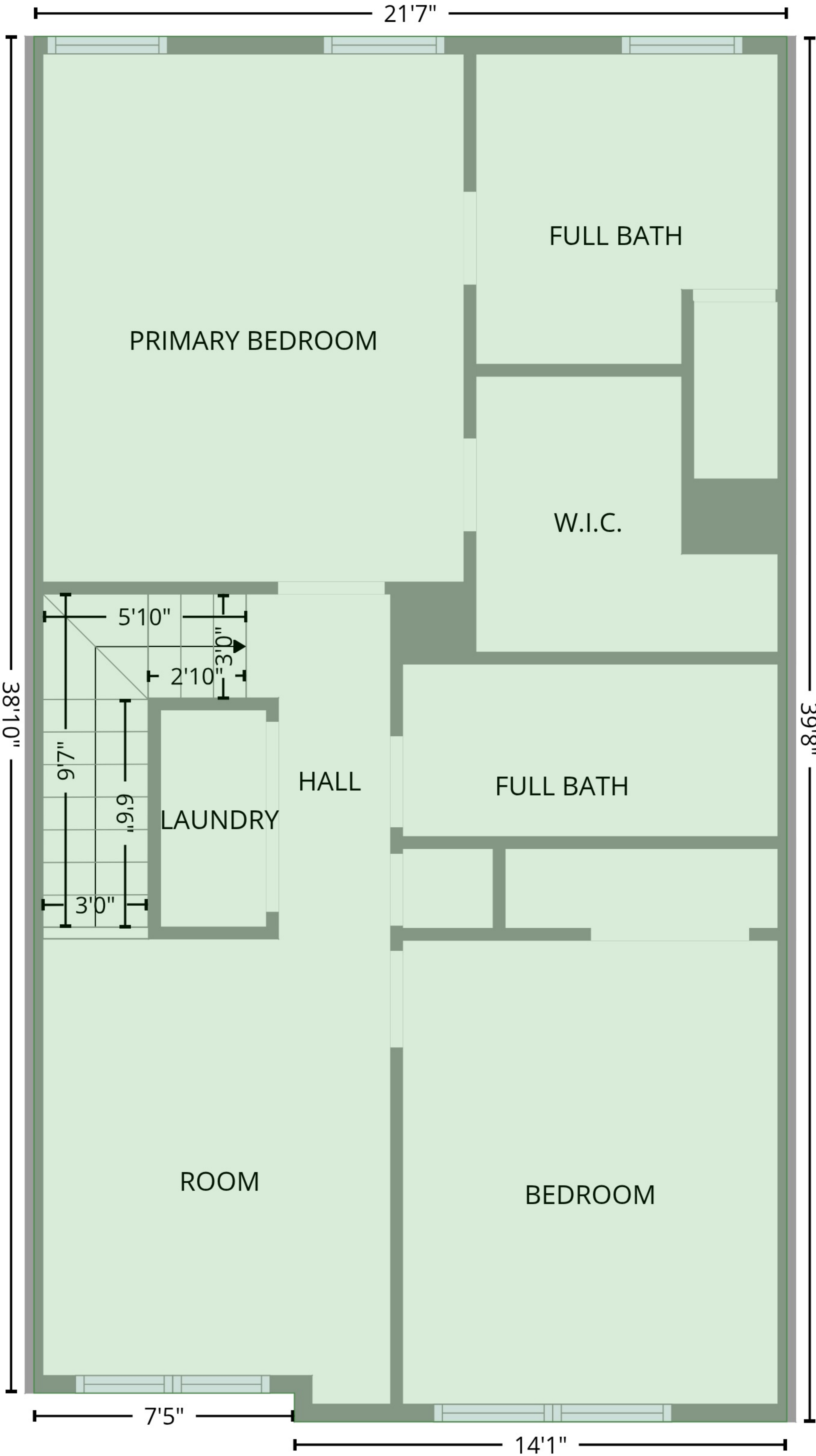


BALCONY (1)
[AREA: 115]

2nd floor
[AREA: 796]



3rd floor
[AREA: 848]





DISCLAIMER:

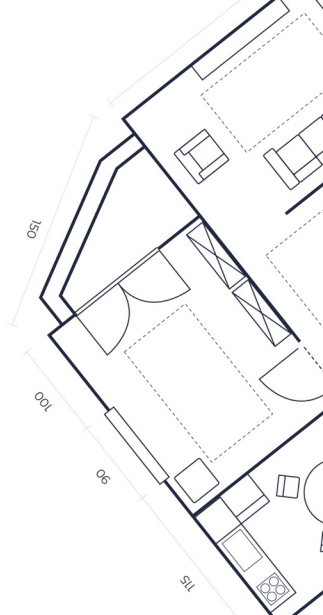
While our floor plans provide measurements, it is up to the listing agent to verify the final numbers.

IT IS RECOMMENDED TO CONDUCT THOROUGH VERIFICATION OF THE FLOOR PLAN MEASUREMENTS.

The GLA map provided shows red (not included) and green (included) square footage -we are happy to edit as needed, please reach out to us with any questions

Customer Support: (252) 302 4773

support@lighthousevisual.com





Find Base School Assignment by Address

203 ASHTON HALL LN, RALEIGH, NC 27609

×

ⓘ 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 203 ASHTON HALL LN, RALEIGH, NC 27609

Elementary

	Current 2026-27
Base	Green Elementary School
Calendar	Traditional
Transportation	Neighborhood ⓘ

Middle

	Current 2026-27
Base	Carroll Middle School

Calendar	Traditional
Transportation	Neighborhood ⓘ

High

Current
2026-27

Base	Sanderson High School
Calendar	Traditional
Transportation	Neighborhood ⓘ



Wake County Real Estate Data Account Summary

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[COMPER](#) [Tax Bills](#)

Real Estate ID **0290550** PIN # **1706894345**

Location Address Property Description
203 ASHTON HALL LN LO5 ASHTON HALL BL9 BM2001-1431

Account
Search



[Pin/Parcel History](#) [Search Results](#) [New Search](#)

NORTH CAROLINA [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner AYCOCK, SAMUEL KETNER TRUSTEE AYCOCK, HATTIE SAGE TRUSTEE (Use the Deeds link to view any additional owners)		Owner's Mailing Address 203 ASHTON HALL LN RALEIGH NC 27609-3997	Property Location Address 203 ASHTON HALL LN RALEIGH NC 27609-3997
Administrative Data Old Map # 380-00000-0000 Map/Scale 1706 08 VCS 07RA53T City RALEIGH Fire District Township HOUSE CREEK Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-10 History ID 1 History ID 2 Acreage .03 Permit Date Permit #		Transfer Information Deed Date 2/10/2026 Book & Page 20140 1479 Revenue Stamps Pkg Sale Date 5/24/2018 Pkg Sale Price \$242,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 2,059	Assessed Value Land Value Assessed \$50,000 Bldg. Value Assessed \$302,265 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value Assessed* \$352,265

*Wake County assessed building and land values reflect the market value as of January 1, 2024, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2024 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2024 Schedule of Values.

For questions regarding the information displayed on this site, please contact the Department of Tax Administration at Taxhelp@wake.gov or call 919-856-5400.