

Cross Property Agent Full

6205 Coldwater Court, Raleigh NC 27612-6502

CMLS#: 3749349	Category: Single Family	Parcel ID: 0796.08-88-8940-	List Price: \$390,075
Status: Active	Tax Location: Wake	County: Wake	
Subdivision: None	Tax Value: \$296,120	Zoning: R-4	
	Deed Ref: 15037-1218	Plat Book/Slide: 	
Legal Desc: see deed for metes and bounds	Approx Lot Dim: 	Block/Section: 	
Approx Acres: 0.33		Elevation: 	
Lot Desc: 			



General Information

Type: **2 Story**
 Style:
 Construction Type: **Site Built**

<u>HLA</u>		<u>Non-HLA Sqft</u>	
Main:	1,077	Main:	0
Upper:	731	Upper:	0
Third:	0	Third:	0
Lower:	0	Lower:	0
Bsmnt:	0	Bsmnt:	0

Above Grade: **1,808**
 Total: **1,808** Total: **0**

Additional Information

Prop Fin:
 Assumable: **No**
 Ownership: **Seller owned for less than one year**
 Special Conditions: **None**
 Road Responsibility: **Publicly Maintained Road**

School Information

Elem: **Unspecified**
 Middle: **Unspecified**
 High: **Unspecified**

Bldg Information

Beds: **3**
 Baths: **2/1**
 Year Built: **1978**
 New Const: **No**
 Prop Compl Date:
 Construct Status:
 Builder:
 Model:

Recent: **06/22/2021 : DECR : \$408,650->\$390,075**

Room Information

<u>Room Level</u>	<u>Beds</u>	<u>Baths</u>	<u>Room Type</u>
Main	0	0/1	Bathroom(s), Dining Room, Family Room, Kitchen, Laundry, Living Room
Upper	3	2/0	Bathroom(s), Bedroom(s), Master Bedroom

Features

Parking:	Garage - 2 Car	Main Level Garage: Yes
Driveway:	Concrete	
Laundry:	Main	Doors/Windows:
Foundation:	Slab	Fixtures Exceptions: No
Fireplaces:		
Equip:	Cooktop Electric, Dishwasher, Disposal, Electric Oven, Electric Dryer Hookup, Natural Gas, Refrigerator	
Exterior Covering:	Vinyl	

Utilities

Sewer:	City Sewer	Water: City Water
Wtr Htr:	Gas	
HVAC:	Heat Pump - AC, Heat Pump - Heat	

Association Information

Subject To HOA: **None** Subj to CCRs: **Undiscovered** HOA Subj Dues:

Remarks

Public Remarks: **Seller now accepting offers via listing agent's website. This two story home in the desirable Lakepark community has excellent access to employment, shopping and other city amenities. Home features 3 beds/2.5 baths and 1,809 sq/ft of living space. Other property highlights include a cul-de-sac lot, gas fireplace, natural gas plumbed to rear patio for possible grill/fire pit, private back patio and a 2 vehicle garage. Buyer and/or buyer's agent responsible for verifying all pertinent information including but not limited to square footage, lot size, condition, utilities, taxes, school zones, permitting, HOA's, etc.**

Agent Remarks: **Property is being sold on behalf of the US Marshals Service. Property is being sold "as-is." Property conveyed with special warranty deed, free of any liens or encumbrances. All property disclosures are "no representation." Seller is accepting offers via form on listing agent's website. See www.Ready2Bid.com and click "seized asset" tab to find property info and virtual walkthrough. Offer terms needed: 1) buyer name, 2) purchase price, 3) type of financing, 4) timeline to close (seller prefers 30-45 days), 5) inspection period length (no due diligence, but Seller offers up to 10 day free inspection period), 6) earnest money deposit (seller requires minimum 5% of purchase price). Call LA for more info.**

Instructions: **Lockbox/Key, Sign**
 Directions: **From I-540 bypass, take Leesville Road Exit and travel south. Turn Left on Lynn Road. Turn Right on Lead Mine Road. Turn Left onto Lakehaven Drive. Turn Right onto Rushingbrook Drive. Turn Right onto Coldwater Court. Property is on Right.**

Listing/Agent/Office Information

DOM:	14	CDOM:	14	TOM Dt:	Expiry Dt: 12/31/21
Mkt Dt:	06/08/21	UC Dt:		DDP-End Date:	With Dt:
Agent/Own:	No			List Type:	Exclusive Right
For Appointment Call:	800-746-9464			Agent Phone:	828-408-1651
Listing Agent:	Zach Johnson (62482)			Office Phone:	336-751-4444
Listing Office:	The Swicegood Group Inc (10160)			Transaction Broker:	United States of America
Buyer Agency:	2%	Sub Agency:	0%	Seller Name:	Yes
Named Prosp:	No	Dual/Var:	No	Full Service:	
Web Url:					

Prepared By: Zach Johnson