



3902 Eton Road
 Durham, NC 27707
Subdiv Not in a Subdivision
Seller Name
YrBlt 1954
Nbrhd

SubArea 105/B
Listing Type ER
Listings Service OT
Sold Price \$740,000
VarRate No
Est/Closing Date: 2/18/2015

School Information

ElemSch1 Durham - Hope Valley
MidSch1 Durham - Githens
HighSch1 Durham - Jordan

ElemSch2
MidSch2
HighSch2

Directions From Hope Valley Road, turn onto Dover Road. Take left on Plymouth and right on Eton.

Remarks FOR COMPS ONLY. This home was sold off market. Most information provided was pulled from tax records. Tax records indicate home was built in 1954; however may have been as early as the 1930's and then added onto in subsequent years.

Rooms/Sqft Information

Living Area Above Grade 2,617
Other Area Above Grade 0
of Rooms 8
Beds 4

Living Area Below Grade 0
Other Area Below Grade 0
Full Baths 3

Total Living Area SqFt 2,617
Total Other Area SqFt 0
Half Baths 0

Living Area- Room Dim/Levels

Entry Hall: /	Office/Study: /	MBR: /	BR 5: /
Living: /	Kitchen: /	BR 2: /	Utility: /
Dining: /	Breakfast: /	BR 3: /	Bonus: /
Family: /		BR 4: /	Lvng Area/Oth... /

Other Area- Room Dim/Levels

Garage: /	Storage: /	Patio: /	Screened Porch: /
Carport: /	Porch: /	Deck: /	Other Area/Room 2 ... /
			Other Area/Room 4 ... / Other Ar...

General Information

Lot Dim: 215x257x200x265	Lot #: A	Approx Acres: 1.260	Zoning:
New Construction: NoFramed:	Est Fin Date:	Garage: 0	Fireplace: 2
Builder's Name:	HUD Compliant Sr Housing:	Restrictive Covenants: Yes	
HOA 1 Mgmt	HOA 1 Fees \$ \$0.00 / HOA 1 Fees Required	Ownership:	Pri. Res:
HOA 2 Mgmt	HOA 2 Fees \$ \$0.00 / HOA 2 Fees Required	Total HOA Dues:	

Financing & Taxes

Tax Value \$544,811.00 **Tax Rate** 1.34000 **Oil/Gas Rights Severed?**

Financial Comments

Features

Design 1.5 Story	Exterior Features Golf Course Community, Exterior Needs Repair, Out Building
Property Type Detached	Style Cape Cod
Property Description Single Family	Basement No
Ownership Type Other (SFH incl)	Foundation Crawl Space
Construction Type Site Built	Flooring Hardwood, Laminate
Acres 1-2.9 Acres	Heating Flr Furnace
Exterior Finish Wood Ext	Water Heater Water Htr Age 6+ Yrs
Roof Shingle	Water/Sewer City Sewer, City Water, Septic Tank
A/C Central Air	Financing Cash, Conventional
Fuel Heat Electric Fuel, Natural Gas	Dining Breakfast Room, Dining L
Lot Description Corner Lot	Washer Dryer Location 1st Floor
HO Fees Include None Known	
Assumption No Assumption	
Other Rooms 3 Season Room, 1st Floor Master Bedroom, Separate Living room, Utility Room	

Showing Instructions

Show Instructions: Appointment Only
LA: R77777 **Non Member - PrfPh:** 999-999-9999
LO: 2757 **Non MLS Office - OFC:** 999-999-9999

Lic #:

Coming Soon?
Showings Expected to Begin

Appointment Phone 919-595-8989
Possession At Time Of Closing
Prospect Exempt No

DOM 0
CDOM 0

Waterfront

Waterfront Type
Water Body Name

Waterfront Access
Approx Ft of Wtr Frontage

Comparable Information

Sale Agent: 83103 / Peggy H Harris - PrfPh: 919-740-3072

Sale Office: 72801 / 501 Realty - OFC: 919-493-8383

Contract Date: 2/18/2015

Selling Info:

Financial Concessions (CC): 0

Other Concessions:

Special Circumstances: No Special Circumstances

Terms CASH
Sold Price \$740,000
Closing Date 2/18/2015
Contingent Addendum
Due Diligence Exp Date

Agent Only Remarks