



MLS #: Temp-455927 Partial Listing

RE



**3004 Slippery Creek Court**  
**Unit #**  
**Raleigh**  
**NC**  
**27616-8412**

**Subdivision:** Cold Water Springs  
**Neighborhood:**  
Virtual Tour

**Listing Type** ER  
**Listings Service** Full Service  
**Variable Rate** No  
**Prospect Exempt** No  
**Property Leased:** No  
**Lease Expires:**  
**Competing Offers**  
**Special Conditions** No Special Conditions

**List Price** \$650,000  
**Sold Price**  
DOM  
CDOM  
Possession **Immediate**  
Contract Date  
Due Diligence Exp Date  
Closing Date  
Financial Concessions

**Remarks**

**Remarks** Gorgeous all brick home on large private lot with beautiful curb appeal. Open floor plan with beautiful hardwood floors. Large first-floor owner's suite with built-in shelving and a two-person jet tub system with in-line heater. Separate powder room on main floor. Formal dining room. Office with glass French doors. The two-story family room offers impressive floor-to-ceiling drapes, a beautiful gas fireplace and built-in shelving. The deck overlooks a large flat fenced backyard. Tiled kitchen features electric cooktop, stainless steel appliances, deep sinks and an island. Sunroom accessible from the kitchen through glass French doors. Three upstairs bedrooms, one with private bathroom and the other two share a hall bathroom. Plenty of attic storage, including a walk-in air -conditioned space. Storage for recreational vehicle in the backyard and Falls Lake is about 20 minutes away. Two-car garage with extra storage space, hook-up for a generator, and a dedicated outlet for a freezer. Well maintained and lightly lived-in home. No city taxes. Only about 20 minutes to downtown Raleigh. Please see upgrade sheet.

**Agent Remarks** Please remove shoes or wear provided shoe covers. \*Carry the keys with you as the doors are self locking. Please make sure attic doors stay closed. One hour notice before showings please. Home is occupied. We do not hold earnest money. 10 foot construction easement along the driveway. The washer, dryer and garage freezer do not convey. New roof Nov 2019, new carpet Oct 2021, new paint Aug 2022. See docs for upgrade list.

**General Information**

<b>Builder Name</b>		<b>Seller Name</b>	Stephane Pageau
<b>New Construction</b>	No	<b>Ownership Type</b>	Other (SFH incl)
<b>Year Built</b>	2005	<b>Ownership</b>	
<b>Framed</b>		<b>Primary Residence</b>	Yes
<b>Est Fin Year</b>		<b>Property Leased</b>	No
<b>Est Fin Month</b>			
<b>Oil/Gas Rights Severed?</b>			

**Public Records/Tax**

<b>Legal Description</b>	LO25 COLDWATER SPRINGS PH1 BM2005-01030
<b>Tax Map/Blk/Prcl/Lot</b>	
<b>PIN #</b>	
<b>Inside City</b>	No
<b>City Limits Of</b>	Raleigh

	<b>Tax Value</b>	\$426,600.00
	<b>Tax Rate</b>	
<b>HUD Compliant Sr Housing?</b>	<b>Tax Annual Amount</b>	\$3,101

**Financing**

**Financial Comments**

**Directions**

From 540, take Buffaloe Rd exit going East; turn left onto Old Crews Rd; turn right onto Coldwater Springs Dr; turn left onto Slippy Creek Ct and house number 3004 is on the right.

**Schools**

**ElemSch1** Wake - Forestville Road  
**MidSch1** Wake - Neuse River  
**HighSch1** Wake - Knightdale

**ElemSch2**  
**MidSch2**  
**HighSch2**

**Measurements and Rooms**

**Approximate Acres** 0.720 **Lot Dimensions** 97' X 253.87' X 144.62' X 206.18

**Living Area Above Grade** 3,139

**Living Area Below Grade** 0

**Total Living Area SqFt** 3,139

**Living Area Range**

**Detached Living Area SqFt**

**Other Area Above Grade** 2,335

**Other Area Below Grade** 0

**Total Other Area SqFt**

**Bedrooms** 4

**# of Rooms** 10

**Master Bedroom Floor** Main

**Bedroom 2 Floor** Second

**Bedroom 3 Floor** Second

**Bedroom 4 Floor** Second

**Bedroom 5 Floor**

**Entrance Hall Floor**

**Living Room Floor** Main

**Dining Room Floor** Main

**Family Room Floor**

**Office/Study Floor** Main

**Kitchen Floor** Main

**Breakfast Room Floor** Main

**SunRm/Den** Main

**Full Baths** 3

**Half Baths** 1

19'4" X 13'5"

**Garage Floor** Main

**Carport Floor**

**Storage Floor**

**Porch Floor**

**Patio Floor**

**Deck Floor** Main

11'10' X 20'2"

**Screened Porch Floor**

**Bonus Room Floor**

**Utility Room Floor** Main

6' X 8'9"

**Home Owner Association**

<b>HOA 1 Mgmt</b>	<b>HOA 2 Mgmt</b>
<b>HOA Phone</b>	<b>HOA 2 Fees Required</b>
<b>HOA 1 Fees Required</b> Yes	<b>HOA 2 Fees \$</b> \$0.00
<b>HOA 1 Fees \$</b> \$247.50	<b>HOA 2 Fee Payment</b>
<b>HOA 1 Fee Payment</b> Semi-Annually	<b>Total HOA Dues</b>
<b>Restrictive Covenants</b> Yes	

**HO Fees Include** Area Lights, Street Lights, Storm Water Maintenance

**Features**

**A/C** Dual Zone A/C, Heat Pump  
**Attic Description** Floored, Pull Down, Unfinished Att, Walk In  
**Bath Features** Bath/Tub, Fiberglass Bath, Whirlpool, Walk in Shower, Water Closet, Double Vanity  
**Construction Type** Site Built  
**Design** 2 Story  
**Dining** Breakfast Room, Eat-in Kitchen, Separate Dining Room  
**Equipment/Appliances** Cooktop - Electric, Dishwasher, Electric Range, Garage Opener, Ice Maker Connection, Microwave, Refrigerator, Self Clean Oven, Water Filter, Water Softener, Convection Oven

**Exterior Features** Brick Wall, Deck, Fenced Yard, Gutters, Insulated Windows, Irrigation System, Private Fence, Community Street Lights  
**Exterior Finish** All Brick Veneer  
**Fireplace** 1  
**Fireplace Description** Gas Logs, In Family Room  
, LP Gas, Blower Fan  
**Flooring** Carpet, Hardwood, Tile Floor  
**Foundation** Block, Crawl Space  
**Fuel Heat** Gas LP  
**Garage** 2  
**Green Bldg HERS Rating**

**Green Cert. Uploaded**  
**Heating** Dual Zone Heat, Forced Air, Heat Pump  
**Interior Features** 10Ft+ Ceiling, 9 Ft Ceiling, Bookshelves, Cable TV Available, Cathedral Ceiling, Ceiling Fan, Granite Counter Tops, Pantry, Smoke Alarm, Tray Ceiling, Walk in Closet, Smooth Ceilings, Vaulted Ceilings, Kitchen Island, Window Blinds  
**Lot Description** Hardwood Trees, Landscaped, Road Frontage, Wooded Lot  
**Other Rooms** 1st Floor Master Bedroom, Den, Entry Foyer, Family Room, Office, Room Over Garage, Study, Sun Room, Utility Room

**Parking** Attached, DW/Concrete, Entry/Side, Parking Pad, Garage  
**Property Type** Detached  
**Property Description** Single Family  
**Roof** Roof Age 0-5 Years, Architectural Shingles  
**Style** Transitional  
**Washer Dryer Location** 1st Floor, Laundry Room , Utility Room WD  
**Water Heater** Electric WH  
**Water/Sewer** Septic Tank, Well  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
**Approx Ft of Wtr Frontage**

**Listing Agent**

303708 Anne Z Clayton - PrfPh: 919-272-6312  
C30430 Flex Realty - OFC: 919-355-4376

**Showing Instructions**

**Coming Soon?**  
**Hours Notice for Showing** 1  
Appointment Only, Electric Lock Box, Occupied

**Compensation**

**Commission to Buyer Agent** 2.4%  
**Commission to Sub Agent** 2.4%

**Co-List:**