



## Professional MLS Data Collection

### General Information

<b>Property Type</b>	Residential
<b>County</b>	Wake
<b>Address</b>	1525 Marshall Farm Street Wake Forest, North Carolina, 27587-4335

### Main Fields

#### Contract Information

<b>New Construction</b>	No
<b>Property Sub Type</b>	Single Family Residence
<b>Owner Name</b>	Barbara A Beattie

#### Location, Tax, and Legal

<b>Lot #</b>	339
<b>Subdivision</b>	Heritage
<b>Elementary School</b>	Wake - Heritage Elementary School
<b>Middle School</b>	Wake - Heritage Middle School
<b>High School</b>	Wake - Heritage High School
<b>Annual Tax Amount</b>	\$6,756.27
<b>Tax Year</b>	2024
<b>Tax Assessed Value</b>	\$737,269
<b>Tax Legal Description</b>	LO339 HERITAGE W/F PH3 SC1 BM2002-01473
<b>Parcel Number</b>	0304116

<b>Zoning</b>	GR5
<b>City Limits</b>	Yes
<b>City Limits Of</b>	Wake Forest
<b>Restrictive Covenants</b>	Yes

**General Property Information**

<b>Bedrooms Total</b>	4
<b>Main Level Bedrooms</b>	Yes
<b>Rooms Total</b>	11
<b>Bathrooms Full</b>	3
<b>Bathrooms Half</b>	0
<b>Above Grade Finished Area</b>	3491
<b>Below Grade Finished Area</b>	0
<b>Above Grade Unfinished Area</b>	476
<b>Below Grade Unfinished Area</b>	0
<b>Detached Living Area</b>	0
<b>Year Built</b>	2004
<b>Garage</b>	Yes
<b>Attached Garage</b>	Yes
<b>Garage Spaces</b>	2
<b>Carport</b>	No
<b>Open Parking</b>	Yes
<b>Open Parking Spaces</b>	2
<b>Parking Total</b>	4
<b>Lot Size Acres</b>	0.28

<b>Association</b>	Yes
<b>Association Fee</b>	Unable to verify. Please confirm with seller.
<b>Association Fee Required</b>	Yes
<b>Association Name</b>	Charleston Management
<b>Association Phone</b>	919-847-3003
<b>Monthly Association Fees</b>	Unable to verify. Please confirm with seller.

## Details

<b>Basement</b>	No
<b>Appliances</b>	Gas Cooktop, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Wall Oven
<b>Architectural Style</b>	Traditional
<b>Association Amenities</b>	Playground, Trail(s)
<b>Association Fee Includes</b>	None, NOTE: Please confirm included maintenance & amenities with the seller.
<b>Attic Features</b>	Unfinished, Walk-In Attic
<b>Construction Materials</b>	Brick, HardiPlank Type, Stone
<b>Cooling</b>	Central Air
<b>Exterior Features</b>	Garden, Outdoor Grill, Rain Gutters
<b>Fencing</b>	None
<b># of Fireplaces</b>	1
<b>Fireplace Features</b>	Family Room, Gas Log
<b>Flooring</b>	Carpet, Hardwood, Tile
<b>Foundation</b>	Raised
<b>Heating</b>	Central, Forced Air
<b>Interior Features</b>	Bathtub/Shower Combination, Built-in Features, Butler's Pantry,

Ceiling Fan(s), Crown Molding, Double Vanity, Dual Closets, Entrance Foyer, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Smooth Ceilings, Tray Ceiling(s), Walk-In Closet(s), Walk-In Shower

**Laundry Features**

Inside, Laundry Room, Main Level, Sink

**Levels**

Two

**Lot Features**

Back Yard, Front Yard, Garden, Lake On Lot, Landscaped, On Golf Course

**Other Equipment**

None

**Other Structures**

None

**Parking Features**

Attached, Concrete, Driveway, Garage Faces Front, Inside Entrance

**Patio And Porch Features**

Covered, Front Porch, Porch, Rear Porch

**Pool Features**

Swimming Pool Com/Fee

**Roof**

Shingle

**Sewer**

Unknown

**Structure Type**

House

**Water Source**

None

**Rooms**

**Primary Bedroom**

M 18 x 14

**Bedroom 2**

M 12.7 x 11.4

**Bedroom 3**

M 12 x 14

**Bedroom 4**

S 12.5 x 16.3

**Breakfast Room**

M 10 x 13

**Dining Room**

M 13 x 15

**Entrance Hall**

M 9 x 7

<b>Family Room</b>	M 20 x 18.2
<b>Kitchen</b>	M 18 x 14.3
<b>Laundry</b>	M 13 x 7
<b>Loft</b>	S 23.4 x 16
<b>Office</b>	S 14 x 13
<b>Attic Storage</b>	S 24 x 15
<b>Garage</b>	S 22.8 x 22.2
<b>Patio</b>	M 14 x 14
<b>Porch</b>	S 8 x 23

## Property Notes

### Items to Verify With Seller

Note: Conflicting information online regarding HOA dues (Please verify with the seller),

Note: Unable to verify fuel source for the water heater (Please verify with the seller),

Note: Unable to verify water/sewer data (Please verify with the seller),

Note: Could not access pull-down attic and/or crawlspace for confirmation on utilities (verify with the seller)

### Additional Information

OFFICE #2 - S 6.5 x 13

3 SEASON PORCH - M 12 x 17.5

NOTE: The information provided is not guaranteed. Data was sourced from county tax records, CRS, TMLS, and owner interviews. MLS listing data should be reviewed and approved by sellers and listing agent before listing activation. Some spaces are left intentionally blank if the information is not readily available or if not applicable.