

1646469

Active

Residential

LP: \$ 695,000



315 S Boylan Avenue

City: Raleigh
Media: 12 VT: No
Subdivision: Boylan
Seller's Name: Knowles/Leiter

Zip: 27603
Yr Blt: 1925
Nbrhd:

Area/Sub: 001/A
List Type: EA
SP:

School Information

Middle 1: Wake - Daniels Middle 2:
High 1: Wake - Broughton High 2:
Directions: Hillsborough St or Western Blvd to Boylan Ave.

Remarks: A spectacular kitchen/breakfast room with a tree-house view of the backyard and the city skyline was added to this stately, renovated 1924 home with 3 finished floors and a full unfinished daylight basement. The 12 rooms include a family/music room, office/sun rooms up and down, a 3rd floor bonus room big enough for square dances. Great yard. Off street parking for 2 cars.

Rooms / SqFt Information

Living Area Above Grade: 3117 Below Grade: 0 Total: 3117
Other Area Above Grade: 0 Below Grade: 1410 Total: 1410
Rooms: 12 Beds: 3 Full Baths: 2 Half Baths: 1

Living Area-Room Dim/Levels

Entry Hall: Office/Study: 10.8x9.5 / Main Master BR: 14x13.7 / Second Bedroom 5:
Living: 19.1x13.7 / Main Kitchen: 14x11 / Main Bedroom 2: 13.3x12.2 / Second Utility:
Dining: 14.6x13.7 / Main Breakfast: 15.5x11.2 / Main Bedroom 3: 13.7x10.7 / Second Bonus: 30x15 / Third
Family: 14x13.7 / Main Butler Pan: 10.5x6.9 / Main Bedroom 4: Hobby/Sun: 12.3x11.1 / Second

Other Area-Room Dim/Levels

Garage: Storage: Patio: Scrnd Porch:
Carport: Porch: 9.7x8.4 / Main Deck: 19.8x7 / Main Side Porch: 10.4x4/Main
Rec/Wrkshp : 34x29/Basement

General Information

Lot Dim: 62x141x19x40x169 Lot #: 0 Appx Acres: 0.24 Foundation: Full bsmnt Zoning:
New Construction: No Est Fin Date: HUD Compliant Senior Housing:
Builders Name: Restrictive Covenants: N In City: Yes
HO Assoc. Mgmt: Total HOA Dues: \$ 0
HOA Phone:

Financing and Taxes

Tax Value: \$491,213 Tax Rate: 0.9070 TM/BK/PAR/LT or Deed Page: 0
Financial Comments: Bring prequal letter with offers. Pin #: 1703377518
Legal Desc: LO93 BOYLAN HEIGHTS

Features

Design: 2.5+ Story Exterior Deck, Garden Area, HistArea/Hse, Landscaped, Porch
Property Type: Detache Features:
Acres: 0-.25 Acres Style: Traditional, Transitional
Exterior Wood Basement Daylight, Full, Inside Entrance, Outside Entrance, Unfinished, Workshop
Finish: Desc:
Roof: Shingle, Roof Age 0-5 Years Flooring: Hardwood, Tile, Vinyl, Wood
A/C: Dual Zone, A/C Age 0-3 Years Central Air Heating: Forced Air, Heat Age 0-3 Yrs
Fuel-Heat: Natural Gas, NTGAS Water Heater: Electric
Fireplace In Living Room, See Remarks Water/Sewer: City Sewer, City Water
Desc: Parking: DW/Gravel, Parking Pad, Entry/Side
Lot Desc: Financing: New Needed
Fees None Dining: Separate Dining Room, Breakfast Room Eat-in Kitchen
Include: Washer/Dryer 1st Floor
Assumption: No Assumption Loc:
Other Attic Unfinished, Bonus Room/Finish, Den, Family Room, Nursery, Office, Rec Interior 9 Ft Ceiling, Cath. Ceil.
Rooms: Room, Separate Livingroom, Study, Sun Room, Workshop, See Remarks Features:

Equip /Appl: Spec. SVC:

Showing Instructions

Show Instruct: Appointment Only Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989
List Agent: R11298/ Peter Rumsey Office Phone: 919-782-6641
List Office: 2234 / Prudential York Simpson Underwood Realty CoList Agent Ph:
Co List Agent: Comm to Sub Agt: 0/ %/ N CoList Appt Ph:
Comm to Buy Agt: 2.4/ %/ N Possession: ATC PE: No
List Type: EA-Exclusive Agency

Comparable Information

Sale Agent:

SA Phone:

Terms:

Sale Office:

SO Phone:

Sold Price:

Pending Date:

Est Closing Dt:

Sold Dt:

Selling Info:

Financial Concessions:

Other Concessions:

Agent Only Remarks

Fireplace is decorative. 2 car parking pad accessed from city alleyway.

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****Information deemed RELIABLE but not GUARANTEED****

Date: 11/09/2009