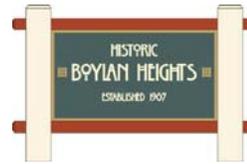


Peter Rumsey *sells*
~~moves~~ the Triangle.



3600 Glenwood Ave
Raleigh, NC 27612
919 782-5502

Peter Rumsey, Broker
919.971.4118
www.peterRumsey.com



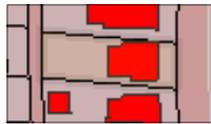
Home For Sale

410 S. Boylan Ave Boylan Heights

3 or 4 BR. 2.5 baths.
2,279 sqft finished.
486 sqft basement.
0.17 acre.
Rear alley access.
Circa 1908.
\$315,000.
tmls#799254.



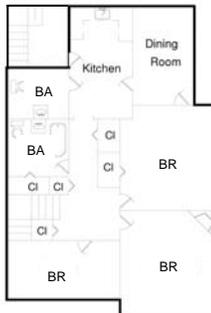
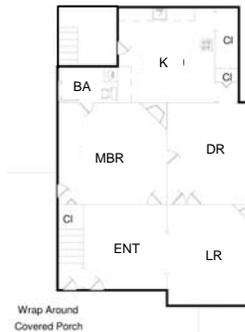
Located in the heart of Historic Boylan Heights, the home sits on a gently curving street lined with similar large front porches. Two Eastern Hemlock trees frame the wide wrap-around porch.



Unique 8-paned windows, a wrap around porch, large lot, big rooms and good bones are ready to be restored to their original 1908 elegance. Rehab costs may be eligible for tax credits because Boylan Heights is both a National and local historic district.



The large 0.17 acre yard provides plenty of space for a garden and play. There is a walk-in enclosed basement plus an open storage area. A garage could be added similar to your adjacent neighbors shown here that is accessed from the rear alleyway. There is also off-street parking in front.



The view from the large foyer shows the bright, open floor plan. Hardwood floors are up and down, covered here with carpet. The 3 fireplaces are decorative.



Steam heat is provided by a gas boiler. Central air is dual zoned and electricity has been upgraded to 200 amp service.



5 rooms & 1.5
baths upstairs

The versatile floor plan has a 1st floor Master BR. Upstairs has 5 rooms (includes 2 BR + 1 BR w/o closet), 1.5 baths (could easily be 2), a 2nd kitchen and a back stairway. The kitchens and baths up and down are functional but could easily be updated within their existing spaces.



Escher-like 3 story
rear stairway

Unique homes.
Fresh ideas.
Proven success.



Peter lives in Historic Oakwood where he moved the endangered historic home shown at the top and one other to a site near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.



Walk or bike everywhere* including:

- Farmers Market
- Centennial Campus
- NC State University
- Shaw University
- Wiley Elementary School
- BTI Center for the Performing Arts
- Pullen Park
- Saint Mary's School
- The Warehouse district
- The proposed TTA station (see reverse)

* Go to www.peterRumsey.com to download this flyer, get maps & descriptions of historic areas, look up all homes newly listed in the Triangle MLS, view a portfolio of my past and current listings, find school links, and much more.