



632 E. Franklin Street

Walk to the nearby Oakwood Dog Park

2 Bedrooms. 1 bath.
1,230 sqft fin.
0.18 acre fenced lot.
Screened porch.
Daylight basement / workshop / studio.
Off-street parking.
Large deck.
\$295,000.
 tmls#1688738.



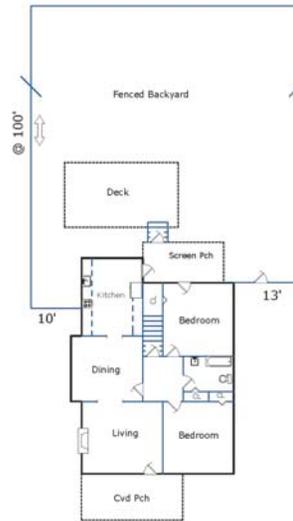
Features

*Located in Oakwood National Historic District **

Picturesque bungalows line Franklin Street that dead-ends into a creek one block away. The relatively large 0.18 acre corner lot includes a concrete driveway and plenty of on-street parking. A south-facing screened porch overlooks the big ground-level deck and gently sloping fenced back yard partially shaded by Crepe Myrtle and other trees & bushes. The big daylight basement, with a concrete floor and indoor & outdoor entrances, would be an ideal workshop or studio .

Four-over-one windows and hardwood floors add to the character of this updated home built in 1925. The kitchen and back bedroom both open conveniently to the screened porch. This current floor plan would nicely accommodate future expansion to the rear.

* The location in a national, not local historic district, still allows the home to be potentially eligible for NC Rehab Tax credits but not be subject to Raleigh Historic District Commission (RHDC) approval of exterior improvements. The national district includes much of Franklin Street east from N. Bloodworth St thus overlapping the smaller local Historic Oakwood district. See reverse, and see my web site for links explaining tax credits.



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Copies of this flyer, floor plans, Historic District maps and much more can downloaded from www.peterRumsey.com

Unique homes • Fresh ideas • Proven success

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

