

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



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*Tongue-and-groove  
wooden ceilings*



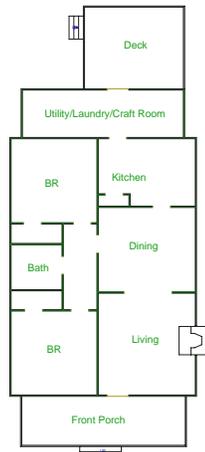
**212 Grand Ave  
Westover Subdivision**

**Circa 1939.**  
**1,100 sqft.**  
**2 BR, 1 bath.**  
**Living, dining & bonus rooms.**  
**1.75 car garage.**  
**0.21 acre fenced lot.**  
**\$145,000.**  
tmls#831801.



An early 22x7 ft addition to the back of the house (left) is now used as a utility/craft/laundry room. The 13x9 ft kitchen enjoys lots of light and a pantry closet. One expansion option would be to open the kitchen into the back utility room.

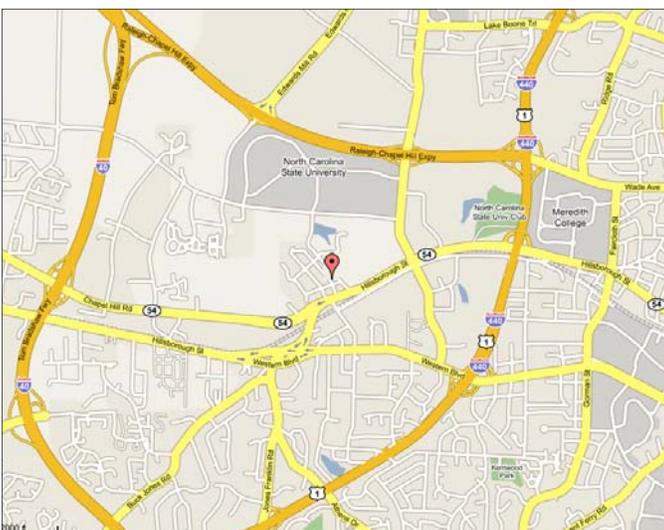
Stone steps and an exquisite garden in front lead to the 22x7 ft front porch. Inside, hardwood floors and handsome tongue-and-groove wooden ceilings extend throughout most of the house. The south-east facing side windows provide lots of light for the living and dining rooms and the kitchen.



The 14x12 ft deck overlooks the deep fenced backyard and the 18x20 ft garage. A gate permits access from Youth Center Drive that runs along back of the property. Using this gate, the current owners park cars in their back yard during the State Fair.



The 2 bedrooms and bath share a hall separate from the formal areas of the house. The tongue-and-groove wooden ceilings glisten in the front bedroom (right).



*The Westover subdivision  
feels like a small rural town.*

Located just outside the I-440 Beltline and minutes from I-40, it is an easy walk to the State Fair Grounds, the James Hunt Horse Complex, the NC State College of Veterinary Medicine, Carter-Finley Stadium and the RCB Center, home of NC State basketball and the Hurricanes NHL hockey team.



*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.

Go to [www.peterRumsey.com](http://www.peterRumsey.com) ...

- Download this flyer & the multiple listing sheet.
- 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.

