



## 304 Linden Ave Raleigh, NC 27601

Ca. 1920.  
3 bedrooms. 2 baths.  
True MBR suite.  
1,800 sqft.  
New heat & air.  
New roof.  
0.11 acre lot.  
**\$350,000.**  
tmls#1751742.



### Features



High ceilings, tall windows.

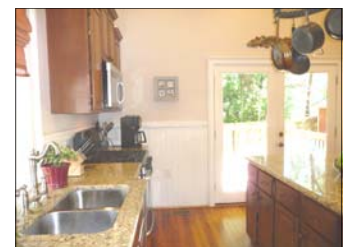
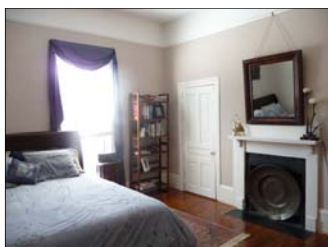
Big rooms - 5 larger than 15x13 ft.

The bungalow style is timeless while much of the 1920 bungalow is new including the kitchen, roof, heat & air, a true master suite with walk-in closet, 2nd bath, deck, all replaced since 2005. The versatile center hall floor plan includes the front bedroom pictured here that could also be a parlor. The back 3rd bedroom could be an ideal office or studio. Handsome mantels surround the four decorative fire places.

The modern kitchen, with solid surface counters and a gas range, opens onto a 14x12 ft deck overlooking the fenced back yard and a 10x8 ft wired workshop & storage shed. The lush, recently sodded lawn enjoys good sun for a garden and shade for play.

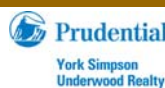


Large front porches define the character of the eclectic Historic Oakwood neighborhood that lives like a small village with monthly pot-luck suppers, an annual candlelight tour, baby sitting groups and much more. One block away you can walk back through Raleigh's history in the Oakwood Cemetery. This is where Oakwood gathers for its annual fall pig picking. Your neighbors over the back fence are part of the adjacent vibrant neighborhood on Cooke and nearby streets. These are kid friendly communities in which the sellers have raised their 3 young children. The sellers are now relocating their professions to an eastern NC home place.



### Experienced Attentive to details

Josie is passionate about helping others meet their real estate needs in the greater Wake County area where she has provided "Service with a Smile" for the past 23 years.



**Peter Rumsey, Broker**  
919.971.4118

**Josie Hall, Broker**  
919.280.3200

3700 Computer Dr  
Raleigh, NC 27609  
919 782-6641

### Unique homes • Fresh ideas Proven success

Peter lives in Historic Oakwood where he moved endangered historic homes to sites near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.

