



Lot for Sale

**O.093 acre.
Zoned R-10.**

**\$187,500.
mls#1689250**



Features



Oakwood's Missing Center Piece

Surrounded by picturesque tree-shaded homes, this vacant 0.093 acre corner lot offers a unique opportunity to design and build a new home in the heart of Historic Oakwood.

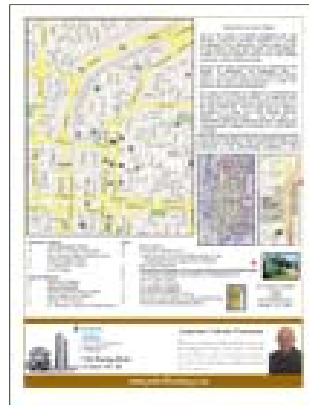
Add a house, trees and landscaping, and this 64 x 71 ft lot will become the *center piece* of the Oakwood neighborhood that is an

eclectic, vibrant urban village. Walk to the NC state government campus, downtown Raleigh, Peace College, shops and restaurants all seamlessly adjacent to this turn of the century Victorian neighborhood. Imagine the alternative if a proposed north-south expressway had been built through the block to the west. It was permanently defeated in the 1970's.

The value of property in Oakwood is increased because it is a historic district. Exterior design and landscaping are subject to review and approval by the Raleigh Historic Districts Commission. Links to the relatively flexible RHDC design guidelines can be found on the Commission's web site www.rhdc.com.

A fire in 1999 destroyed the old two story building that completely filled the lot (pictured below). Once a corner store with living quarters upstairs, later in use as apartments, the building was undergoing renovation when it burned. A curb-cut remains from the former driveway that runs alongside the two-story house next door. The narrow strip of land to the north provides parking for that house that was built in 1894.

Go to my web site for neighborhood maps and links that include a map showing the path of the defeated expressway.



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Copies of this flyer, Historic District maps and much more can be 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.

