

Peter Rumsey *sells*
moves the Triangle.

*"The most resplendent
example of
Tudor-Revival"*

*Charlotte Brown, Cameron Park
National Register nomination, 1983.*

Home For Sale

**132 Woodburn Rd
Cameron Park**

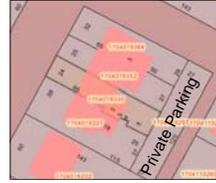
**4 BR. 3 Baths.
2,300 sqft finished.
Full daylight basement.
2 car rear alley parking.
Fenced yard.**

**\$299,900.
tmls#740674.**



3600 Glenwood Ave
Raleigh, NC 27612
919 782-5502

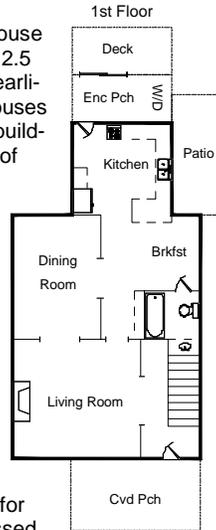
Peter Rumsey, Broker
919.971.4118
www.peterRumsey.com



*The Sellers have
already received State
approval for NC Rehab
Tax Credits equal to 30%
of pre-approved rehab
expenses. See Options
below.*



Built in 1917, this row house is one in a block of four 2.5 story units that are the earliest 20th Century row houses in Raleigh. Saving this building was the first project of the neighborhood's Cameron Park Corporation in 1974.



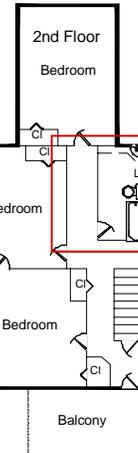
The elegant interior has high ceilings, plaster walls, hardwood floors and 2 decorative fireplaces. The house is additionally distinguished by the mural shown (above right) painted by the late George Bireline, a noted North Carolina artist and former Cameron Park neighbor.



A new privacy fence encloses a large yard ready to landscape with a Charleston garden or patio.

A back gate leads to the two parking spaces for each unit that are accessed from the rear alley way.

All 3 bedrooms on the 2nd floor have hardwood floors and plenty of light. The front BR is shown here (right).



The southwest facing enclosed porch and new deck catch the morning sun. They are a step away from the large, open kitchen and breakfast room. Though dated, the kitchen and the 3 baths allow you to move in today and upgrade these rooms later. These and other upgrades may be eligible for NC Rehab Tax Credits. Links explaining these tax credits may be found in the "Toolkit" section of my web site.

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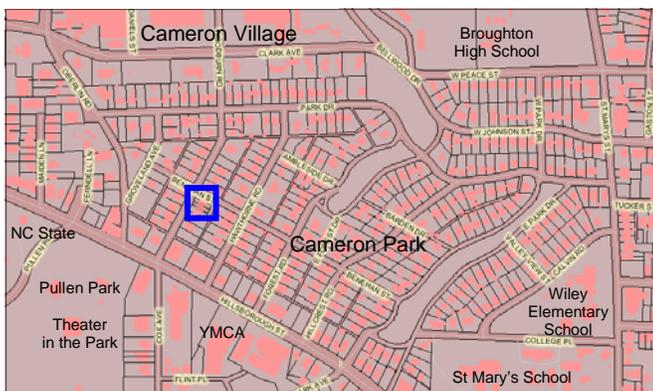
Some Remodeling Options

1. Enlarge kitchen to include enclosed porch.*
2. Use current breakfast area as den.*
3. Create 2 full baths upstairs (see red box), one opening to "master" BR.*
4. Use part of middle BR as new hall.*
5. Use rest of middle BR as small BR *, laundry, or closet.
6. In 1st floor bath, take out tub & shift door to hall.

* Already approved for tax credit.

This home lives like a detached house but is owned as part of the 4 unit Woodburn Road Condominium Association. Bylaws, covenants and other documents are available upon request.

"Walk to Glenwood South, NCSU and Cameron Village."



The large finished 3rd floor with a 4th bedroom, a study, a full bath, skylight & picturesque windows could be easily reconfigured into one large open space by removing the bookshelf/closet divider. There is also a large low ceiling storage room.



Fresh ideas.
Unique homes.
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.

Check out my portfolio of past and current listings, and learn more about this and other neighborhoods at www.peterRumsey.com.