



Exterior Front

Boylan Heights is an eclectic family neighborhood within walking distance of downtown, NC State, parks and the state Farmers Market. Activities include an annual December Arts Walk and a Halloween pumpkin picture on a nearby bridge.



Exterior Back

An 500 sqft apartment is an option in the 968 sqft basement that is already stubbed for a kitchen & 2 baths, and has a new concrete floor. A new gas HVAC, hot water heater and electrical panel for the apt are in place awaiting hook up and turn on.



Screened Porch

A screened porch and sauna offer serene get-aways. More serenity is provided by having a driveway in front and rear alley access to the back yard that could be fenced.



Living Room

The sellers, only the 3rd owners of this 4 bedroom 1908 bungalow, extensively restored this home adding new baths, kitchen, wiring, plumbing and zoned heat & air since 2005.



Interior Space/Layout

The versatile floor plan includes a long central hall, 4 bedrooms plus a study/office/guest room. Handsome light fixtures and ceiling fans have been added throughout the house.



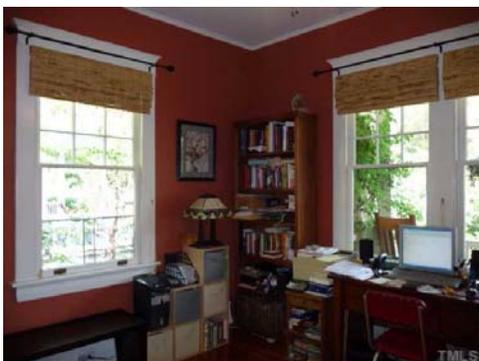
Dining Room

The old-house character, sensitively retained, includes old oak floors in the living and dining rooms, heart pine floors in the kitchen and downstairs bedrooms, picture molding and keyhole door hardware.



Kitchen

Granite and marble counters, Merrilat Masterpiece cabinets, and lots of light are part of the new kitchen. The new plumbing includes a tankless hot water heater.



Studio/Study/Office

Overlooking the large front porch is the front study/office/guest room that shares a half bath with the middle bedroom below.



Other

The sauna is located in the front section of the basement. Finishing the apartment in the separate back section requires interior framing, wiring, plumbing fixtures, cabinets and appliances before hooking up mechanicals already in place.



Master Bedroom

The back bedroom, now used as a master, opens through French doors to the screened porch. This bedroom is adjacent to the new downstairs bath, one of 2 new baths, each with subway tile.



Bedroom

The middle bedroom shares a half bath and includes one of the two handsome fireplaces, both are unused and considered decorative by the sellers.



Bedroom

New stairs lead to the completely rebuilt second floor that includes two architecturally distinctive bedrooms, a full bath and walk-in hall closet.