

Inside the Beltline



**1216 Brookside Dr
Raleigh, NC 27604
c.1952**



**2 bedrooms.
2 baths.
1,303 sqft.
0.37 acre lot.
\$310,000.
MLS# 1985797.**



Features



- An enchanted cottage -

Sensitively remodeled with new windows and much more.

Almost hidden in plain sight on 0.37 scenic acres near the Oakwood Dog Park and Conn Elementary School, this updated cottage is an urban retreat minutes from downtown restaurants, shops, museums.

Relax outdoors on two adjoining porches (one is screened) and the back deck (with a wooden-walled outdoor shower). The naturally landscaped yard includes plenty of parking, a carport, several intimate gathering spaces and grassy play areas. The 14x10 ft wired shed could be used as a workshop or studio. The sixty year old azaleas, camellias, roses and a Oakwood fig suggest an interesting history of the house which will soon be told as an oral history.



Enjoy the bright, open floor plan with a sun room, an arched passageway and hardwood floors. The sun room (aka studio or possible guest room) opens to the screened porch in front and leads to the back deck past the laundry area and the new 2nd full bath. Total area is 1,303 sqft which includes "Living Area" of 1,091 sqft and an additional finished 212 sqft sun room, laundry area and 2nd bath all finished and/or added in 2004 but apparently not permitted.



**Move in. Move on. Move Up.
Real estate for the way you live.**

Debra focuses on thinking differently, thinking about you. Whether you're looking to move in, move on, or move up, she's ready to listen to your needs and help you take the next step.



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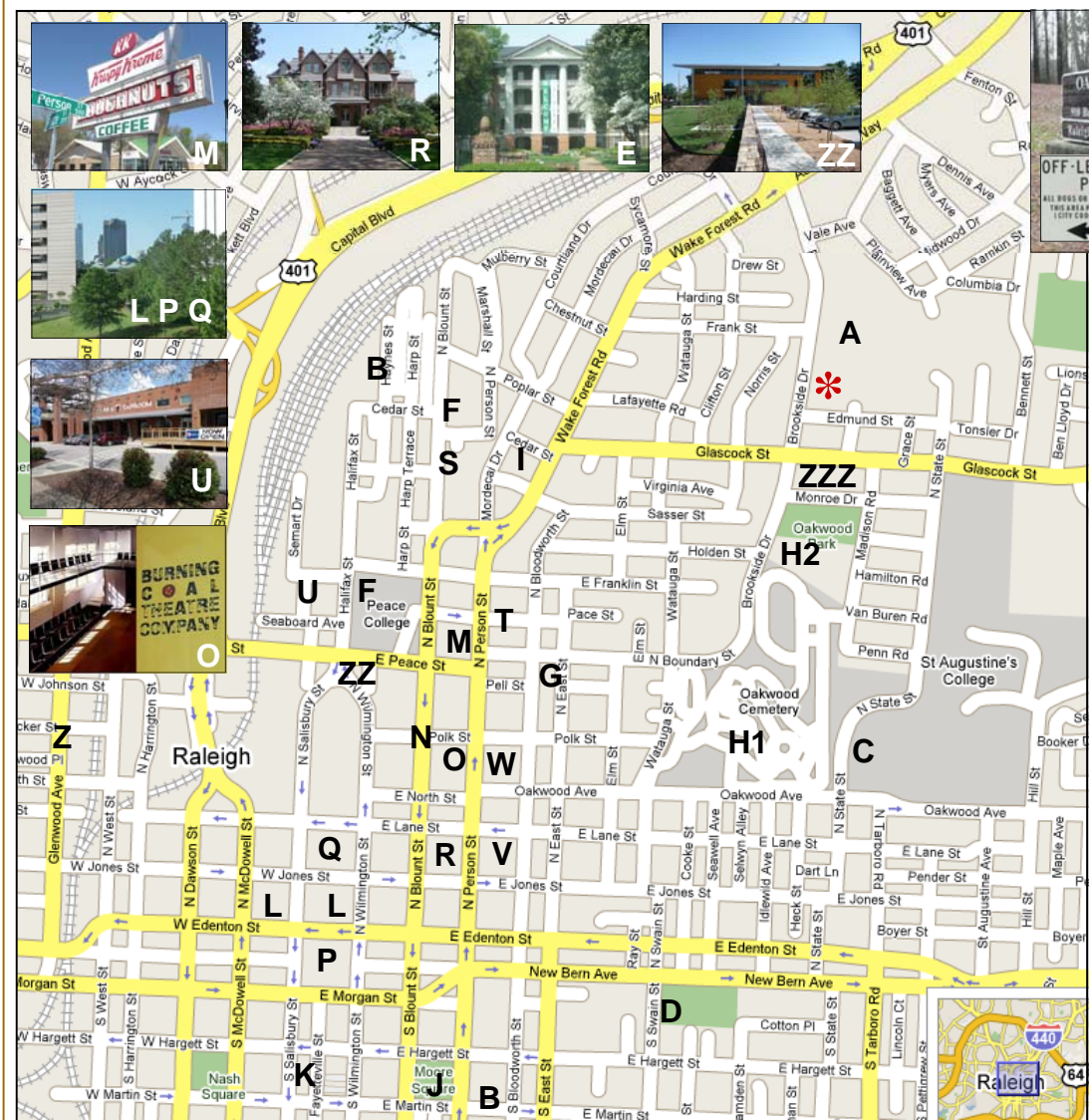
**Unique homes • Fresh ideas
Proven success.**

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.



www.DebraSmith.com

www.PeterRumsey.com



Walk everywhere
restaurants,
galleries,
shops,
museums,
parks,
work.



During the warmer months family friendly neighborhood concerts are a gathering place on the lawn of the Mordecai Historic House and park (I).

Schools & Colleges

- A Conn Elementary School
- B Moore Square Magnet Middle School
- C St. Augustine's College
- D Exploris Charter School
- E William Peace University

Parks & Museums

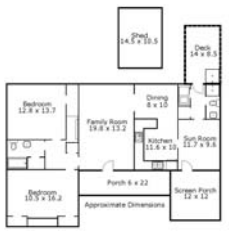
- F Mordecai Mini Park
- G Oakwood Common
- H1 Oakwood Cemetery
- H2 Oakwood Dog Park
- I Mordecai Historic home & park
- J Moore Square/City Market
- K City of Raleigh (COR) Museum
- L NC Museums - History & Natural Science

Other

- M Krispy Kreme
- N Blount Street Commons - Gallery C
- O Burning Coal Theater
- P Old NC State Capitol
- Q NC Legislative Building
- R NC Governor's Mansion
- S Stanbury Restaurant, Escazu Chocolates
- T Person Street shops - The Station, Oak City Cycling, PieBird, art galleries, Yellow Dog Bread Co, Wine Merchant, more.
- U Seaboard Station - Tyler's Taproom, 18 Seaboard, J. Betski's, ACE Hardware, Logans, Marigold Parlor, Phydeaux Pets, more.
- V Side Street Restaurant
- W The Oakwood Inn B&B (www.oakwoodinnbb.com)
- Z Glenwood South entertainment district
- ZZ NC HQ for American Institute of Architects (AIA)
- ZZZ Brookside Market & Deli



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Copies of floor plan, flyer, neighborhood info and more are available on our web sites or upon request.