

1955882

Active

Residential

LP: \$ 350,000



Property Leased: N

420 Cutler Street
Raleigh, NC 27603 (City limits of: Raleigh)
Media: 25 VT: No
Subdivision: Boylan Heights
Seller's Name:

Yr Blt: 1913
Nbrhd: Downtown

Area/Sub: 001/A
List Type: ER
SP:
Closed Dt:

School Information

Elementary 1: Wake - Wiley
Middle 1: Wake - Daniels
High 1: Wake - Broughton
Elementary 2:
Middle 2:
High 2:

Directions: Hillsborough St to S Boylan Ave past the Boylan Brew Pub and over bridge. R/on McCulloch St. L/on Cutler St.

Remarks: Unique. Screened back-corner porches up and down open to bright, spacious side halls. Big rooms. Great, versatile floor plan. Easy options for adding a 2nd bath upstairs creating a true MBR suite. Needed repairs and optional updates of dated big kitchen and 2 existing full baths may be eligible for current NC rehab tax credits if act quickly. New AC up 2014. Rear alley access.

Rooms / SqFt Information

Living Area Above Grade: 2296 Below Grade: 0 Total: 2296
Other Area Above Grade: 465 Below Grade: 0 Total: 465
Rooms: 7 Beds: 3 Full Baths: 2 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 15.2x7.5 / Main Office/Study: 7x7.6 / Second Master BR: 16.3x16.6 / Second Bedroom 5:
Living: 12.7x15.2 / Main Kitchen: 13.5x15.4 / Main Bedroom 2: 14x15.3 / Second Utility:
Dining: Breakfast: Bedroom 3: 11.7x15.2 / Second Bonus:
Family: 16.3x16.4 / Main DR=FR: 16.3x16.4 / Main Bedroom 4: OF=NURSERY:7X7.6 / Second

Other Area-Room Dim/Levels

Garage: Storage: Scrnd Porch:
Carport: Porch: 7x24 / Main Deck: PORCH DWN: 18X8/Main
PORCH UP : 14X8/Second

General Information

Lot Dim: 51x128x51x127 Lot #: 114 Appx Acres: 0.15 Foundation: Crawl Zoning:
New Construction: No Framed: Est Fin Date: Restrictive Covenants: Y
Builders Name: HUD Compliant Senior Housing: Ownership: Year Primary Residence: Y
HOA Mgmt: HOA Fees 1: \$0 HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$457,986 Tax Rate: 0.9100 TM/BK/PAR/LT or Deed Page:
Financial Comments: New needed. Please submit pre-approval letter with offer.
Legal Desc: LO114 BOYLAN HGTS SUB Pin #:

Features

Design: 2 Story Exterior Features:
Property Type: Detached
Construction Type: Site built (Stick)
Acres: 0-.25 Acres
Exterior Wood
Finish:
Roof: Slate Style: See Remarks
A/C: Dual Zone, A/C Age 0-3 Years, A/C Age 6+ Years Basement Daylight, Outside Entrance, Unfinished
Fuel-Heat: Natural Gas Desc:
Fireplace See Remarks, In Living Room, In Family Room
Desc:
Lot Desc:
Flooring: Hardwood
Heating: Dual Zone, Heat Age 3-6 Yrs, Heat Age 6+ Yrs
Water Heater: Electric
Water/Sewer: City Water, City Sewer
Parking: See Remarks, Street Parking, Entry/Rear
Financing: Cash, Conventional, New Needed
Dining: Eat-in Kitchen, Separate Dining Room See Remarks
Washer/Dryer Kitchen
Assumption: No Assumption
Other Entry Foyer, Family Room, Enclosed Porch, Office, Nursery, Separate
Rooms: Livingroom, See Remarks
Interior Features:
Accessibility:
Green
Green Certs:
Green Building HERS Rating: High Perform. Home:

Showing Instructions

Show Instruct: , Combo LB
List Agent: R11298/ Peter Rumsey Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989
List Office: 71330 / Allen Tate Co. Inc. Office Phone: 919-719-2900
Co List Agent: R72296 Hilary Stokes CoList Agent Ph: 919-621-2252 CoList Appt Ph: 919-595-8989
Comm to Buy Agt: 2.4/ %/ N Comm to Sub Agt: 0/ %/ N LADOM: 1 CDOM: 1
List Type: ER-Exclusive Right Possession: ATC PE: No

Waterfront

Waterfront Type:

Waterfront Access:

Water Body Name:

Approx Ft of Water Frontage:

Waterfront Characteristics:

Comparable Information

Sale Agent:

SA Phone:

Terms:

Sale Office:

SO Phone:

Sold Price:

Pending Date:

Est Closing Dt:

Sold Dt:

Selling Info:

Financial Concessions (CC):

Other Concessions:

Special Circumstances:

Agent Only Remarks

Floor plan available in Documents and at www.peterRumsey.com. Boylan Heights nomination as historic district shows year built as 1913. Tax records show 1928. Fireplaces decorative. Underground oil tank removed and DENR no further action letter received. Steve Smallman inspection report and followup engineers report available. Sellers selling as-is.

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****Information deemed RELIABLE but not GUARANTEED****

Date: 06/20/2014