

**Peter Rumsey *sells*  
moves the Triangle.**



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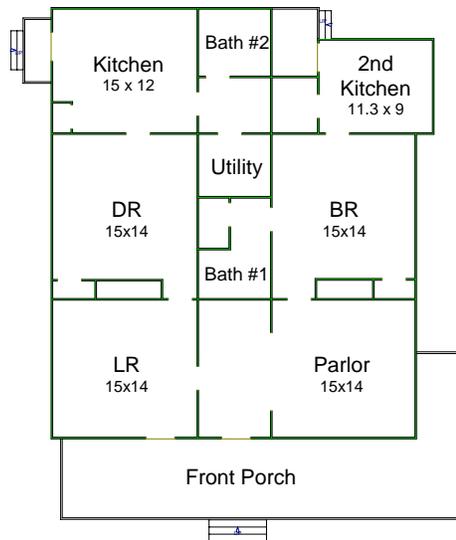
**Just Listed.**  
This is a preliminary flyer. Check back here or on my web site for updated info and plans about house, lot and neighborhood.

**Home For Sale**

**327 Oakwood Ave  
Historic Oakwood  
Newberry-Bailey-Peede House.**  
Circa 1895.  
2 full baths.  
1,665 sqft.  
0.09 acre lot.  
Offstreet parking.  
**\$275,000.**  
tmls#863519.



A wrap around porch strategically commands a corner lot in the heart of Historic Oakwood. The side yard provides off street parking and a nice garden/patio area.



*Heart pine floors under carpet.*

*May be eligible for NC Rehab Tax Credits*

The classic center hall floor plan is still intact in front and could be restored in back. The house was converted to a duplex years ago when a second front door was added giving access to the left side apartment.

Reopening some or all of the center hall could allow either the parlor or the 2nd kitchen to become a 2nd bedroom.

One option is to relocate Bath #1 into the existing 2nd kitchen space that could also be a master closet. The extended central hall would provide access to the dining room and a master suite. Ghost marks can be seen in the dining room wall where the hall door once entered. The parlor could then become the 2nd bedroom.

A simpler option for a 2nd bedroom is to provide access to the existing 2nd kitchen through the back hall and relocate the "kitchen closet" to the existing small back enclosed porch.

*The value of property in Oakwood is increased by the fact that it is both a local and a National Historic district. For more information and historic district maps see my web site - Tool Kit & Neighborhoods.*

*Oakwood is an urban village...*  
*lots of kids,  
eclectic neighbors,  
soda fountain & drug store,  
4th of July picnics,  
monthly pot-luck suppers,  
annual Candlelight Tour.*

[www.peterRumsey.com](http://www.peterRumsey.com)

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.

Unique homes.  
Fresh ideas.  
Proven success.

