

Boylan Heights Historic District



**316 S Boylan Ave
Raleigh, NC 27603**



ca. 1917.
4 BR. 4 baths.
4,029 sqft.
572 sqft w/u attic
0.32 acre lot.
Driveway.
\$595,000.
tms#1901508



Features



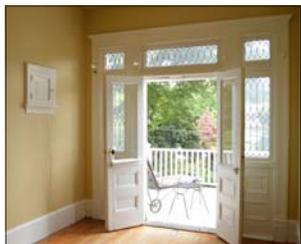
*Classic three-bay Colonial Box style in front.
Berkeley-like solarium and gardens in back.
Downstairs options for in-law suite, office, MBR. Big MBR suite up.
Roughly finished 572 sqft attic w/4th full bath.*

Together with the adjacent 1858 Montfort Hall, this 1917 home presents a grand entry into the Boylan Heights Historic District. In 1975, the late Raleigh architect, John Evans Rice, acquired the home then subdivided into 5 apartments. Since then he and his family have added or updated the solarium, kitchen, baths, landscaping, roof (2012) and much more.

Spacious central halls open to front porches up & down through leaded & beveled glass windows. The downstairs MBR could be part of an in-law or in-home office suite with doors that open to the LR & wrap-around front porch. The bay windowed kitchen is professional scale with adjacent walk-in butler & silver pantries. Dining options include a formal DR, eat-in kitchen & nearby library/study that could be a breakfast room.

The big surprise is the two-story atrium in that evokes the style of homes in the Berkeley hills. It overlooks fenced side & back gardens, a covered deck, winding paths, small pond, exotic plantings, two storage sheds, a hidden compost area, most with a touch of oriental flavoring.

Future updates may be eligible for NC Rehab Tax Credits. For tax credits info & local historic district guidelines go to our web sites and *RHDC.org*.



Hilary Stokes

Hilary's commitment to thoughtful design and walkable communities throughout the Triangle is found in her recent renovation of a mid-century modern home near Cameron Village.



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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.



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