

1901508

Active

Residential

LP: \$ 595,000

Property Leased: N



TMLS

316 S Boylan Avenue
Raleigh, NC 27603 (City limits of: Raleigh)
Media: 25 VT: No
Subdivision: Boylan Heights
Seller's Name:

Yr Blt: 1913
Nbrhd: Boylan Heights

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: 316 S Boylan Ave

Remarks: This stately house, together with the adjacent Montfort Hall, c.1858, provides a grand entry into the Boylan Heights Historic District. A classic four-square plan includes a modern kitchen, large MBR suite up, in-law suite options down. The surprise is in back. A Berkeley-like solarium overlooks a large garden, decks and potting sheds with oriental touches. See 25 pics and prose.

Rooms / SqFt Information

Living Area Above Grade: 4029 Below Grade: 0 Total: 4029
Other Area Above Grade: 572 Below Grade: 838 Total: 1410
Rooms: 11 Beds: 4 Full Baths: 4 Half Baths: 0

Living Area-Room Dim/Levels

Entry Hall: 12x9.3 / Main Office/Study: 14.2x13.2 / Main Master BR: 15.7x15.6 / Second Bedroom 5:
Living: 15.2x14.6 / Main Kitchen: 18.4x15.6 / Main Bedroom 2: 15.2x14.1 / Main Utility: 7.6x5.6 / Second
Dining: 15.4x15 / Main Breakfast: Bedroom 3: 15.2x14.6 / Second Bonus:
Family: 19.2x12.4 / Main PANTRY BUT: 8.3x6.9 / Main Bedroom 4: 15.2x14.2 / Second PANTRY Ag:6.9x5 / Main

Other Area-Room Dim/Levels

Garage: Storage: 12.2x8.9 / Second Scrnd Porch:
Carport: Porch: 46X8 / Main Deck: 29X22 / Main ATTIC: 16x16/Third
PORCH UP : 12x11.6/Second

General Information

Lot Dim: 89x156x96 Lot #: 72 Appx Acres: 0.32 Foundation: Basement Zoning:
New Construction: No Framed: Est Fin Date: Restrictive Covenants: Y
Builders Name: HUD Compliant Senior Housing: Ownership: Primary Residence: Y
HOA Mgmt: HOA Fees 1: \$0 HOA Fees 2: \$0

Financing and Taxes

Tax Value: \$682,910 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page:
Financial Comments: Please submit prequal with offers
Legal Desc: LOT2&PT 71 BOYLAN HEIGHTS Pin #: 1703374673

Features

Design: 2.5+ Story Exterior Deck, Detached Workshop, Fenced Yard, Garden Area, Landscaped, National
Property Type: Detached Features: Historic Designation, Porch, Storage Shed, See Remarks
Construction Type: Site built (Stick)
Acres: .26-.5 Acres
Exterior Aluminum, Wood
Finish:
Roof: Shingle, Roof Age 0-5 Years Style: Colonial, See Remarks
A/C: Central Air, Dual Zone Basement Unfinished
Fuel-Heat: Natural Gas Desc:
Fireplace See Remarks, Gas Logs
Desc:
Lot Desc:
Flooring: Hardwood, Tile, Carpet
Heating: Forced Air, Dual Zone, Wall Heater
Water Heater: Gas
Water/Sewer: City Sewer, City Water
Parking: DW/Concrete
Financing: Cash, Conventional
Dining: Separate Dining Room, Eat-in Kitchen
Washer/Dryer 2nd Floor, Utility Room
Loc:
Other Bonus Room/Finish, Den, Utility Room, Entry Foyer, Family Room, Separate
Rooms: Livingroom, Rec Room, See Remarks, 1st Floor Bedroom, 1st Floor Master
Bedroom, Attic Finished, Attic Unfinished, Dressing Room, In-Law Suite main
floor, Loft
Interior 10Ft+ Ceiling, Apt/Suite, Attic Perm Stair, Attic Floored, Bookshelves, Butler's
Features: Pantry, Paneling, Need Repair, See Remarks

Equip /Appl:
Accessibility:
Green
Green Certs:
Green Building HERS Rating: High Perform. Home:

Showing Instructions

Show Instruct: Hours of Notice: 2, Combo LB, Appointment Only, Notice Required
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: 37 CDOM: 37
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

CHECK BACK FOR REVISED REMARKS AND PICTURE TEXT. SEE DOCS FOR FLOOR PLAN, FLYER AND NEIGHBORHOOD INFO. All but 1 of 8 fireplaces are decorative. Attic 572 sf roughly finished with full bath but not included in 4,029 sf LA. FR equals Solarium. Local historic district requires approval for exterior changes. See RHDC.org. Seller is a smoker. Remediation may be tax credit eligible.

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

Date: 08/22/2013