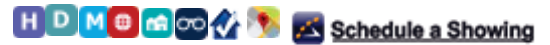




MLS # 2211644 **Status** ACTIVE
 511 Florence Street
Unit #
 Raleigh
 27603-2143
 NC
Subdivision Boylan Heights
Neighborhood
SubArea 001 - Raleigh/A
 Virtual Tour



Listing Type ER
Listings Service Other
Variable Rate No
Prospect Exempt No
Property Leased No
Lease Expires:
Special Conditions No Special Conditions

List Price \$595,000
Sold Price

DOM 11
 CDOM 11
Possession At Time Of Closing
 Contract Date
 Due Diligence Exp Date
 Closing Date
 Financial Concessions

Remarks

Remarks Walk or BIRD scooter downtown, Dix, everywhere. This refreshingly unique, restored, solid brick, brick mason's 1925 masterpiece is enhanced by a bright, open eat-in kitchen and MBR suite with W/I closet. The versatile floor plan includes 1st floor BR with full bath and meditation/music/game room. Sun room and porch gaze out at park-like Oak grove. Walk-out basement features office/studio plus flex space used as band rehearsal space. Big multi-level, versatile back yard for cookouts and dog run.

Directions

Glenwood Ave south, R/O Hillsborough, L/O S Boylan , L/O W Cabarrus, R/O Florence. EZ walk downtown to Red Hat, Citrix, Morgan St Food Hall, Union Station, Meymandi Concert Hall, Urban Outfitters, CAM, much more. Ditto Dix and Pullen parks, greenway.

Schools

ElemSch1 Wake - Wiley
MidSch1 Wake - Daniels
HighSch1 Wake - Broughton
ElemSch2
MidSch2
HighSch2

Measurements and Rooms

Approximate Acres 0.210
Living Area Above Grade 2,177
Living Area Below Grade 0
Total Living Area SqFt 2,177
Detached Living Area SqFt
Bedrooms 3
of Rooms 9
Lot Dimensions 48X195X56X181
Other Area Above Grade 0
Other Area Below Grade 1,019
Total Other Area SqFt 1,019
Full Baths 3
Half Baths 1

Agent Remarks SEE VIRTUAL TOUR FOR PICS & PROSE. Boylan Heights is local historic district requiring RHDC approval of exterior changes. Lowest portion of back yard subject to 50ft riparian buffer from adjacent creek that is subject of City proposed plans for stream restoration and parallel greenway to Dix Park along Rosengarten Alley behind property. SEE DOCS FOR FLYER, FLOOR PLAN, MAP, LINKS.

General Information

Builder Name
New Construction No
Year Built 1925
Framed
Est Fin Year
Est Fin Month
Seller Name Kirby
Ownership Type Other (SFH incl)
Ownership
Primary Residence
Property Leased No
Oil/Gas Rights Severed?

Master Bedroom Floor Second 10.7x22
Bedroom 2 Floor Main 11.3x11.4
Bedroom 3 Floor Second 12.7x9.2
Bedroom 4 Floor
Bedroom 5 Floor
Entrance Hall Floor
Living Room Floor Main 14.5x16.8
Dining Room Floor Main 14.5x10.7
Family Room Floor
Office/Study Floor Main 6x9.7
Kitchen Floor Main 23.4x7.6
SUN ROOM Main 11.3x12
10.5X9.6
Garage Floor Main 10X17
Carpport Floor
Storage Floor Basement 17x10
Porch Floor Main 8x20.5
Patio Floor Main 10x10
Deck Floor
Screened Porch
Breaks Room Floor
Utility Room Floor Lower 8x8
STUDIO/OFF Basement 11x11
FLEX SPACE Basement 20x13

Public Records/Tax

Legal Description LO3 GR PT & SM PT LT 4 MCMILLAN-SENTER
Tax Map/Bik/Prcl/Lot
PIN # 1703461844
Inside City Yes
City Limits Of Raleigh
Tax Value \$443,777.00
Tax Rate
Tax Annual Amount \$4,869

Home Owner Association

HOA 1 Mgmt
HOA Phone
HOA 1 Fees Required
HOA 1 Fees \$ \$0.00
HOA 1 Fee Payment
Restrictive Covenants Yes
HO Fees Include None Known
HOA 2 Mgmt
HOA 2 Fees Required
HOA 2 Fees \$ \$0.00
HOA 2 Fee Payment
Total HOA Dues

Financing

Assumption No Assumption
Financial Comments New Needed. No assumption. Please provide pre-approval letter or POF with offer.

Features

A/C 3 Zone, Central Air
Attic Description Skuttle
Basement Description Daylight, Full, Heated, Inside Entrance, Outside Entrance
Bath Features Bath/Shower, Garden Tub
Construction Type Site Built
Design 2 Story
Dining Breakfast Room, Separate Dining Room
Equipment/Appliances Dishwasher, Gas Range, Refrigerator
Exterior Features Covered Porch, Fenced Yard, Historical Area, Out Building, Patio, Porch, Storage Shed, Walking Trails
Exterior Finish All Brick, Wood Ext
Fireplace 1
Fireplace Description In Living Room, Masonry
Flooring Concrete, Wood Floor
Foundation Basement, Brick Foundation
Fuel Heat Natural Gas
Garage 0
Green Bldg HERS Rating
Green Cert. Uploaded
Heating 3 Zone, Forced Air
Interior Features 9 Ft Ceiling, Ceiling Fan, Granite Counter Tops, Walk in Closet
Lot Description Garden Area, Landscaped
Other Rooms 1st Floor Master Bedroom, Office, Separate Living room, Sun Room, 2nd Master Bedroom
Parking DW/Brick, Street Parking
Property Type Detached
Property Description Single Family
Roof Shingle
Style Bungalow, Craftsman
Washer Dryer Location Basement, Utility Room WD
Water Heater Gas
Water/Sewer City Sewer, City Water
Waterfront Access
Waterfront Type
Water Body Name
Approx Ft of Wtr Frontage

Listing Agent

List Agent - License ID 53071
 Peter A Rumsey - PrfPh: 919-971-4118
 Metro Digs, Inc - OFC: 919-438-3447
Co-List: Debra L Smith - PrfPh: 919-349-0918

Showing Instructions

Coming Soon? ShowingsExpectedtoBegin
Hours Notice for Showing 1
 Combo LB, Occupied

Compensation

Commission to Buyer Agent 2.4 %
Commission to Sub Agent 0 %