



**315 S. Boylan Ave.
Raleigh, NC 27603
Boylan Heights
c.1925**

3 BRs. 2.5 baths
LR & DR plus 3 versatile rooms *
3,117 sqft
0.24 acre lot
1,410 sqft basement
\$695,000

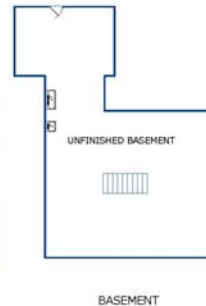
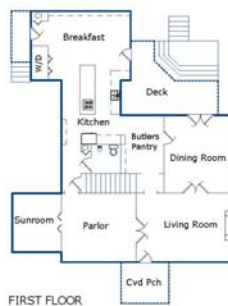
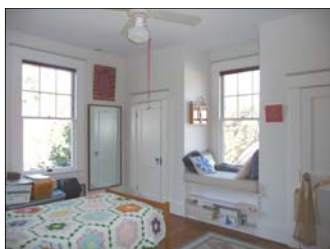
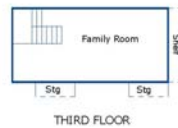


Features



As only the second owner-occupants of this stately 1924 home with three finished floors and a full basement, Carrie Knowles and Jeff Leiter have added spectacular spaces while sensitively retaining and restoring its original character. They purchased the home in 1987 from a group of neighbors who banded together to keep it from being broken up into apartments. Its many features include:

- Living room surrounded by windows and French doors.
- * Parlor/music/guest room with nearby half bath. Alternate dining room.
- * 1st floor sun room/office/studio - north facing.
- * 2nd floor sun room/office/studio/nursery. Potential 4th bedroom.
- Dining room that opens onto multi-level deck. Possible family room.
- Kitchen/breakfast room with tree-house view of the back yard and the city skyline, also opening onto the multi-level deck. See reverse.
- Finished attic big enough for square dances or whatever.
- Full daylight basement for workshop, ping pong and much more.
- Off-street parking just steps away from the kitchen side porch.
- Kid and pet friendly 0.24 acre yard, filled with yellow daffodils and other landscaping. See reverse.



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Copies of this flyer, floor plans, Historic District maps and much more can downloaded from www.peterRumsey.com

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Peter lives in Historic Oakwood where he moved the endangered historic home shown at the left and one other to a site near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.

