

**731 S. Boylan Ave
Boylan Heights**

4 bedrooms.
3.5 baths.
2,369 sqft finished.
Full basement, partially finished.
1 car oversized garage.
Workshop/studio.
0.12 acre lot.
\$397,500.
tmls#760274

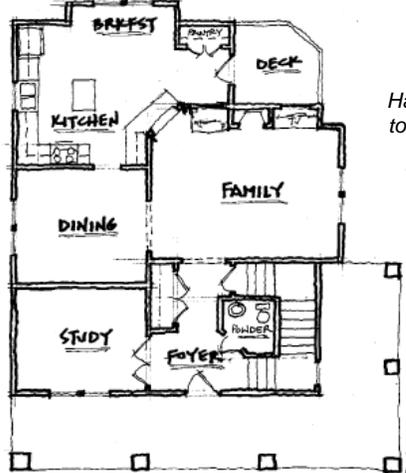
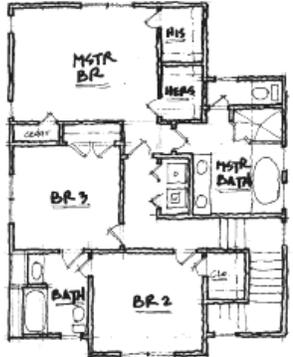


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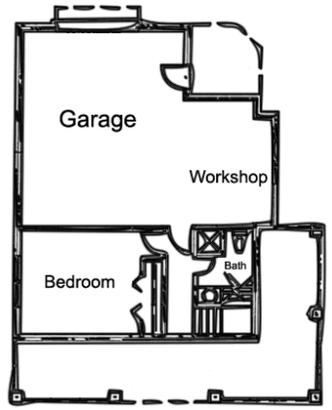
The 2,369 finished square feet includes a 4th BR and bath in the basement that also has a 1 car oversized garage and room for a workshop.



Have you ever wanted
to be in the right place
at the right time?

You are there!

Move in
Jan 2005



Walk or bike everywhere including:

- Farmers Market
- Centennial Campus
- NC State University
- Pullen Park
- Saint Mary's School
- Shaw University
- BTI Center for the Performing Arts
- Warehouse District
- Glenwood South

Several nearby developments will positively impact Boylan Heights. These include:

- The Dix property
- The Centennial Campus
- The new civic center
- The TTA rail system

The builder, Steve Jellicorse and his company MorningStar Builders, Inc., are also developing the adjacent two lots. Please call for information about these activities.

Please call for the names of nearby neighbors who can describe Boylan Heights neighborhood activities including the annual Halloween pumpkin lighting on the Boylan Ave. Bridge, a street party for graduating kids, and Arts Walk in December, numerous seasonal picnics and celebrations, baby sitting resources and much more. Check out the neighborhood site, www.boylanheights.org.

The value of property in Boylan Heights is increased by the fact that it is a local and National Register Historic District. Contact the Raleigh Historic Districts Commission at 832-7238 or visit its website at www.raleigh-nc.org/planning/Commissions/hdc.htm.

Unique homes.
Fresh ideas.
Proven success.



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.

* Go to www.peterRumsey.com to download this flyer, get maps & descriptions of historic areas, look up all homes newly listed in the Triangle MLS, view a portfolio of my past and current listings, find school links, and much more.



SOUTH (RIGHT) ELEVATION - LOT 1
12/4/04

