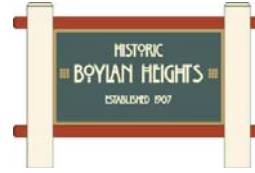




3600 Glenwood Ave
Raleigh, NC 27612
919 782-5502

Peter Rumsey, Broker
919.971.4118
www.peterRumsey.com



**311 Cutler St
Boylan Heights**
Circa 1912.
4 bedrooms, 2.5 baths.
Home office suite.
2,539 square feet.
0.13 acre yard.
Garage/studio/workshop.
\$469,500.



"Like new" describes this renovated 1912 home and 20x20 ft garage (studio/workshop). Located on a quiet street it is also accessed by one of the many alleyways common to historic Boylan Heights.

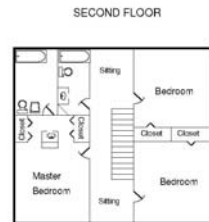
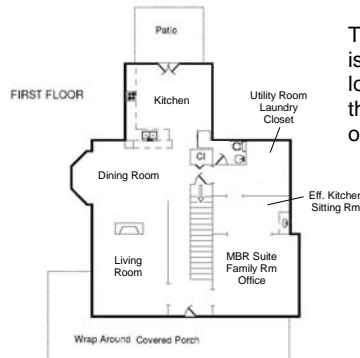


The view from the kitchen (above) shows the long central hall, the LR, the decorative fireplace and the DR with its large bay window. The country-style kitchen is hip with a curved counter top, new appliances, tile floors, a vaulted ceiling and lots of light.

Shuttered windows throughout



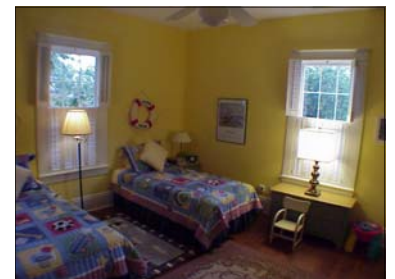
The value of property in Boylan Heights is increased by the fact that it is both a local and a National Historic district. See the "Toolkit" and Neighborhood" sections of my web site for more information.



The upstairs hall has two sitting areas. Attic storage is accessed by pull down stairs. There is a partial basement.



The downstairs home is office suite includes an efficiency kitchen. It could become a 2nd master suite. The upstairs MBR (right) has a dressing area with a 2nd vanity. All the rooms have ceiling fans.



- Walk or bike everywhere including:
- Downtown
 - Center for the Performing Arts
 - Civic Center (under construction)
 - Shaw University
 - NC State University
 - The Warehouse District
 - Centennial Campus (Red Hat Software, others)
 - Pullen Park - Carousel, train, year round pool
 - The proposed TTA station (see reverse)

- State government offices
- Farmers Market
- Wiley Elementary School
- Saint Mary's School
- Glenwood South

Historic district maps, school links and much more may be found on my web site where you can also download this flyer.
www.peterRumsey.com

Unique homes.
Fresh ideas.
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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.