



854509 **Active** **Residential** LP: \$ 469,500
[311 Cutler](#) City: Raleigh
Media: 📷 10 Area/Sub: 001/A Zip : 27603 Yr Blt: 1912
 Subd: Boylan Heights List Type: ER
 Seller's Name: Menconi, Rosemary

School Information

Elementary 1: Wake - Wiley Elementary 2:
 Middle 1: Wake - Daniels Middle 2:
 High 1: Wake - Broughton High 2:
 Dir: Hillsborough St or Western Blvd to S. Boylan to McCulloch to Cutler

Remarks : BOYLAN HEIGHTS. Wow. Like new handsome 1912 two story home and garage/workshop/studio. Wide open floor plan flows through vaulted kitchen to back patio and yard. 4BR 3BA. Downstairs home office suite includes eff kitchen and utility room could be 2nd MBR. Up MBR has dressing area with 2nd vanity. Big upstairs hall has two sitting areas. Shutters throughout. Office = BR4.

[Agent Only](#)

Rooms / SqFt Information

Living Area	Above Grade: 2539	Below Grade:	Total: 2539
Other Area	Above Grade: 402	Below Grade: 200	Total: 602
# Rooms: 9	Beds: 4	Full Baths: 3	Half Baths: 0

Living Area-Room Dim/Levels		Other Area-Room Dim/Levels	
Entry Hall: 7x6 / Main	Master BR: 14.2x13.4 / Second	Garage: 20.1x20 / Main	
Living: 13.9x13.7 / Main	Bedroom 2: 15x14.1 / Second	Carpport: /	
Dining: 13.7x12.8 / Main	Bedroom 3: 13.9x13.3 / Second	Storage: /	
Family: /	Bedroom 4: 15x14.1 / Main	Porch: 43x7.9 / Main	
Office/Study: 15x14.1 / Main	Bedroom 5: /	Patio: 12.5x10.2 / Main	
Kitchen: 14.9x13.5 / Main	Utility: 9.5x7.5 / Main	Deck: /	
Breakfast: /	Bonus: 7.4x6.7 / Second	Scrnd Porch: /	
		2nd Kitch / 13.5x6.7 / Main	

General Information

Lot Dim: 0	Lot #: /	Appx Acres: 0.13
Foundation:	Zoning:	In City: Yes
New Construction: No	Est Fin Date: /	Restrictive Covenants:
Builders Name:	HOA Fax:	Total HOA Dues: \$ 0/
HO Assoc. Mgmt:		
HOA Phone:		

Financing and Taxes

Tax Value: \$ 243,182	Tax Rate: 0	TM/BK/PAR/LT or Deed Page:
Financial Comments:		
Legal Desc: PT 66 BOYLAN HGTS		Pin #: 1703373648

Features

Design - 2 Story	Floors - Tile	Parking - See Remarks	Interior - Attic Pull Down
Type - Detached	Floors - Vinyl	Fee Includes - None	Interior - Cath. Ceil.
Acres - 0-.25 Acres	A/C - Dual Zone	Financing - New Needed	Interior - Garage Shop
Style - Traditional	Heat - Dual Zone	No Assumption	Exterior - Detached Workshop
Style - Transitional	Heat - Forced Air	Dining - Eat-in Kitchen	Exterior - Garden Area
Style - Victorian	Fuel - Natural Gas	Dining - Separate Dining Room	Exterior - HistArea/Hse
Ext Finish - Wood	Water Htr - Gas	Other Rooms - 1st Floor Bedroom	Exterior - Patio
Bsmt - Inside Entrance	FP - In Living Room	Other Rooms - 1st Floor Master Bedroom	Exterior - Porch
Bsmt - Partial	Wtr/Swr - City Sewer	W/D Loc - 1st Floor	
Roof - Shingle	Wtr/Swr - City Water	W/D Loc - Utility Room	
Floors - Carpet	1 Garage	Interior - 10Ft+ Ceiling	
Floors - Hardwood	Parking - DW/Concrete	Interior - 9 Ft Ceiling	

Showing Instructions

Show Instruct: Combo LB	Make Appointment	
List Agent: R11298 / Peter Rumsey	Agent Phone: 919-971-4118	Appt Phone: 919-595-8989
List Office: R/PRU02 / Prudential Carolinas Realty	Office Phone: 919-782-5502	
Co List Agent:	CoList Agent Phone:	Appt Phone:
Comm to Buy Agt: 2.4	Comm to Sub Agt: 2.4	
List Type: ER	Possession: NEG	DOM: 162

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

****Copyright: 2001-2006 by Triangle MLS, Inc.****