



MLS #: 2465286

CONTINGENT

RE



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**920 W Lenoir Street**  
 Unit #  
**Raleigh**  
**NC**  
**27603**

**Subdivision:** Boylan Heights  
**Neighborhood:** Boylan Heights  
 Virtual Tour

**Listing Type** ER  
**Listings Service** Full Service  
**Variable Rate** No  
**Prospect Exempt** No  
**Property Leased:** No  
**Lease Expires:**  
**Competing Offers** Yes  
**Special Conditions** No Special  
 Conditions

**List Price** \$595,000  
**Sold Price**  
 DOM 14  
 CDOM 14  
 Possession **At Time Of Closing**  
 Contract Date **8/11/2022**  
 Due Diligence Exp Date **9/1/2022**  
 Closing Date **9/23/2022**  
 Financial Concessions

**Remarks**

**Remarks** Enlarged and remodeled, inside includes a bright open great room/kitchen area with half bath, a 1st floor owners suite, 2 BR and bath upstairs w/walk-in storage attic. Outside, the expansive front porch flows into the Hügellkultured side yard/garden, both astride the gentle harp-like curve of Lenoir St. New house roof in 2022. An intimate patio area is framed by two sheds, one multi-level, that offer options as studio, workshop, playroom, potting, storage, retreat. Off street parking is convenient to porch and kitchen. Walk, bike everywhere - downtown, Dorothea Dix and Pullen Parks, universities, schools. Join neighborhood activities including the annual December Boylan Heights ArtWalk. Relax on your world class front porch. VIEW PICS & VIRTUAL TOUR WITH CAPTIONS. Check back for updates to pictures, flyer and neighborhood information.  
**Agent Remarks** Other Area Above Grade is attic and two sheds. Year built is shown as 1910 in National Register of Historic Places Inventory – Nomination Form for Boylan Heights National Register Historic District. Wake County Tax records show 1935 as year built. Location in local Boylan Heights Historic District requires approval of exterior changes (RHDC.org). Buyer Agent to verify schools & any enrollment restrictions. Metro Digs does not hold EMD.

**Directions**

From Hillsborough St or Western Blvd take S. Boylan Ave to west on W. Lenoir St. EZ walk or bike to downtown, Dix and Pullen Parks, Boylan Bridge Brewpub, The Market @ Rebus Works, Boulted Bread, much more.

**Schools**

**ElemSch1** Wake - Wiley  
**MidSch1** Wake - Oberlin  
**HighSch1** Wake - Broughton

**ElemSch2**  
**MidSch2**  
**HighSch2**

**Measurements and Rooms**

**Approximate Acres** 0.120  
**Living Area Above Grade** 1,476  
**Living Area Below Grade** 0  
**Total Living Area SqFt** 1,476  
**Living Area Range**

**Lot Dimensions** 155x102x88 - irregular  
**Detached Living Area SqFt**  
**Other Area Above Grade** 495  
**Other Area Below Grade** 0  
**Total Other Area SqFt** 495

**Bedrooms** 3  
**# of Rooms** 6  
**Master Bedroom Floor** Main  
**Bedroom 2 Floor** Second 10.5 x 14.3  
**Bedroom 3 Floor** Second 8.6 x 13.7  
**Bedroom 4 Floor**  
**Bedroom 5 Floor**  
**Entrance Hall Floor** Main 4.8 x 10.4  
**Living Room Floor** Main 12 x 15  
**Dining Room Floor** Main 10 x 10  
**Family Room Floor**  
**Office/Study Floor**  
**Kitchen Floor** Main 12.4 x 11  
**Breakfast Room Floor**

**Full Baths** 2  
**Half Baths** 1  
 19.7 x 11.3

**Garage Floor**  
**Carpport Floor**  
**Storage Floor** Second 7.4 x 21  
**Porch Floor** Main 8 x 48  
**Patio Floor** Main 9x10  
**Deck Floor**  
**Screened Porch Floor**  
**Bonus Room Floor**  
**Utility Room Floor**

**Shed** Additional 9.6 x 18.3  
**Shed** Additional 6 x 6

**General Information**

**Builder Name**  
**New Construction** No  
**Year Built** 1910  
**Framed**  
**Est Fin Year**  
**Est Fin Month**  
**Oil/Gas Rights Severed?**

**Seller Name**  
**Ownership Type** Other (SFH incl)  
**Ownership** 1+ year(s)  
**Primary Residence**  
**Property Leased** No

**Public Records/Tax**

**Legal Description** LO136 BOYLAN HEIGHTS SUB BM1885-00114  
**Tax Map/Blk/Prc/Lot**  
**PIN #** 1703360749  
**Inside City** Yes  
**City Limits Of** Raleigh

**Tax Value** \$417,661.00  
**Tax Rate** 0.97300  
**Tax Annual Amount** \$4,084

**HUD Compliant Sr Housing?**

**Financing**

**Assumption** No Assumption  
**Financial Comments** Please include pre-approval letter or POF with all offers.

**Home Owner Association**

**HOA 1 Mgmt**  
**HOA Phone**  
**HOA 1 Fees Required** No  
**HOA 1 Fees \$** \$0.00  
**HOA 1 Fee Payment**  
**Restrictive Covenants** Yes

**HOA 2 Mgmt**  
**HOA 2 Fees Required** No  
**HOA 2 Fees \$** \$0.00  
**HOA 2 Fee Payment**  
**Total HOA Dues**

**HO Fees Include** HO Fees Include None

**Features**

**A/C** Central Air, Heat Pump, A/C Age 6+ Years, Gas  
**Attic Description** Floored, Unfinished Att, Walk In  
**Construction Type** Site Built  
**Design** 1.5 Story  
**Dining** Kitchen/Dining Room, Living/Dining Room  
**Equipment/Appliances** Cooktop - Gas

**Exterior Features** Covered Porch, Detached Workshop, Historical Area, Storage Shed, Storm Windows  
**Exterior Finish** Board/Batten, Shake, Wood Ext  
**Fireplace** 0  
**Flooring** Bamboo, Hardwood, Wood Floor  
**Foundation** Crawl Space  
**Fuel Heat** Natural Gas  
**Garage** 0  
**Green Bldg HERS Rating**

**Green Cert. Uploaded**  
**Heating** Forced Air, Heat Pump, Heat Age 6+ Yrs  
**Interior Features** Ceiling Fan  
**Lot Description** Garden Area, Hardwood Trees, Landscaped  
**Other Rooms** 1st Floor Master Bedroom, Great Room, Workshop

**Parking** DW/Gravel, Entry/Rear, Street Parking  
**Property Type** Detached  
**Property Description** Single Family  
**Roof** Shingle, Roof Age 0-5 Years  
**Style** Bungalow  
**Washer Dryer Location** 1st Floor  
**Water Heater** Gas  
**Water/Sewer** City Sewer, City Water  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
**Approx Ft of Wtr Frontage**

**Listing Agent**

**Showing Instructions**

**Compensation**

53071 Peter A Rumsey - PrfPh: 919-971-4118  
 C27071 Metro Digs, Inc - OFC: 919-438-3447

**Coming Soon?**  
**Hours Notice for Showing**  
 Combo LB, Vacant

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

**Co-List:** Mickey D'Loughy - PrfPh: 919-559-5508