



MLS #: 2465286 PENDING

RE

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 Hügelkultured 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 Lot Dimensions 155x102x88 - irregular
Living Area Above Grade 1,476 Detached Living Area SqFt
Living Area Below Grade 0 Other Area Above Grade 495
Total Living Area SqFt 1,476 Other Area Below Grade 0
Living Area Range Total Other Area SqFt 495
Bedrooms 3 Full Baths 2
of Rooms 6 Half Baths 1
Master Bedroom Floor Main 19.7 x 11.3
Bedroom 2 Floor Second 10.5 x 14.3 Garage Floor
Bedroom 3 Floor Second 8.6 x 13.7 Carport Floor
Bedroom 4 Floor Storage Floor Second 7.4 x 21
Bedroom 5 Floor Porch Floor Main 8 x 48
Entrance Hall Floor Main 4.8 x 10.4 Patio Floor Main 9x10
Living Room Floor Main 12 x 15 Deck Floor
Dining Room Floor Main 10 x 10 Screened Porch Floor
Family Room Floor Office/Study Floor
Kitchen Floor Main 12.4 x 11 Bonus Room Floor
Breakfast Room Floor Utility Room Floor
Shed Additional 9.6 x 18.3
Shed Additional 6 x 6

General Information

Builder Name
New Construction No Seller Name
Year Built 1910 Ownership Type Other (SFH incl)
Framed Ownership 1+ year(s)
Est Fin Year Primary Residence
Est Fin Month Property Leased No
Oil/Gas Rights Severed?

Public Records/Tax

Legal Description LO136 BOYLAN HEIGHTS SUB BM1885-00114
Tax Map/Blk/Prcl/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 2 Mgmt
HOA Phone HOA 2 Fees Required No
HOA 1 Fees Required No HOA 2 Fees \$ \$0.00
HOA 1 Fees \$ \$0.00 HOA 2 Fee Payment
HOA 1 Fee Payment Total HOA Dues
Restrictive Covenants Yes
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