

**Peter Rumsey *sells*
moves the Triangle.**

Home For Sale

1323 Ridge Rd

**Circa 1953.
0.38 acre yard.
3 bedrooms, 3 baths.
Full basement w/apartment.
Detached studio/workshop.
\$259,900.
tmls#850811.**

*Cape Cod or
Provencal style -
Your choice*



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*Check my web site for
expansion plans from Quality
Design & Construction, Inc.*



Set back a good distance off of Ridge Road, the three level main house totals 2,885 sqft with 1,731 sqft finished. The partially finished full basement includes a 1 bedroom apartment. Built in 1953, the exterior is stucco applied over solid masonry walls. The property is being sold as-is by the heir of the owner who purchased it in 1973.

Art Deco light fixtures, ornamental crown molding and hardwood floors are original. The door alongside the fireplace leads to an enclosed side porch (with a bath) that could become a bright south facing sun room.

The kitchen has original Caloric gas appliances and shares a large open space with a 13x13ft family room (not pictured).

The main bedroom is located next to the a bath that has a handsome tiled floor. Steep stairs lead to the open upper level that includes a bedroom and bonus room.



The detached 21x21ft studio/workshop (below) is wired and heated. The tent structure between it and the main house is temporary.

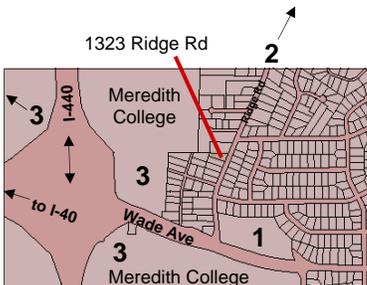


Historic district maps, school links and much more may be found on my web site where you can also download this flyer.
www.peterRumsey.com

Unique homes.
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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.



Walking Distance

1. Whole Foods Grocery, Quail Ridge Books, The Wine Merchant and more.
2. Martin Middle School
Lacy Elementary School
Public pool
3. Greenway with bridge over I-440 to NC Art Museum & Umstead State Park
4. NC State University

* www.RidgewoodShoppingCenter.com