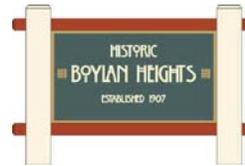


Peter Rumsey *sells*
moves the Triangle.



3600 Glenwood Ave
Raleigh, NC 27612
919 782-5502

Peter Rumsey, Broker
919.971.4118
www.peterRumsey.com



Home For Sale

**802 W. South St
Boylan Heights**

3 BR. 1.5 baths.
1,770 sqft.
Circa 1925#
\$275,000.
tmls#796966 .

This flyer may be
downloaded at
www.peterRumsey.com



Nestled in the heart of the Boylan Heights Historic District, this restored 1925# home has "good bones".

The townhouse sized lot is low maintenance but big enough for a large garden and/or patio in addition to the existing deck.



A great floor plan starts with a formal entrance hall. There are 3 BR upstairs plus a 4th utility room/office. French doors, hardwood floors, and a handsome fireplace with gas logs are part of the large elegant 19'x13' living room.

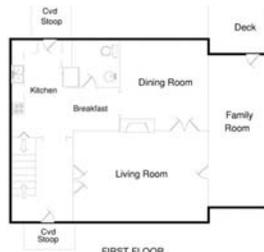


The modern kitchen is colorful, playful and practical with sparkling hardwood floors. The arch demarks an intimate breakfast area. The half bath on the 1st floor and the full bath upstairs are completely updated.



More French doors lead to the dining room (12'x12') and the 19' long sun room.

Walls of windows.



The east facing sun room catches the morning sun and overlooks the scenic side yard that could be made into a patio area. The sun room opens onto a deck that sits below a stately oak tree.



The bright master bedroom is 16'x12' and opens to a 3rd bedroom that could be used as a sitting room, nursery or office. The 4th upstairs room can be both a laundry, office, craft and/or exercise room.



1925 is shown as the age of the home in the tax records, however, the current owner believes it was built in the 1940's when the lot was divided by the then owner of the house on the right.

Unique homes.
Fresh ideas.
Proven success.



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.

Walk or bike everywhere* including:

- Farmers Market
- Centennial Campus
- NC State University
- Shaw University
- Wiley Elementary School
- BTI Center for the Performing Arts
- Saint Mary's School
- Pullen Park
- The Warehouse district
- The proposed TTA station (see reverse)

* Go to www.peterRumsey.com to download this flyer, get maps & descriptions of historic areas, look up all homes newly listed in the Triangle MLS, view a portfolio of my past and current listings, find school links, and much more.