



**C. F. Lumsden House ca.1879\***



**3 bedrooms.  
2 baths.  
2,141 sqft .  
2 tiered patio.  
0.12 acre lot.  
\$450,000.  
tms#1742689.**

**\* Check web site for history to be added.**



**Features**

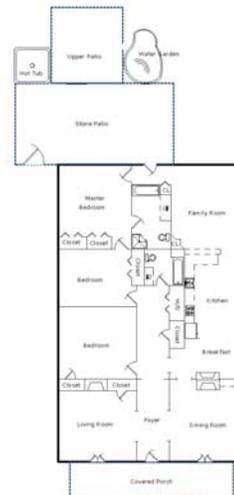


Virtually rebuilt when renovated by the Oakwood neighborhood association, this 1879 Victorian cottage retains the original elegance and practicality of its center hall plan. It is surrounded by new and old homes in the Historic District, all located a few blocks away from downtown, the courts, museums and the State Capitol.

A brick-paved parking pad and winding, landscaped path leads back into the fenced garden with on-grade access to the rear entrance. A hot tub, water garden and green lawn are part of the handsome two-tiered Georgetown garden, a nice match for the exquisite gardens of your over-the-fence next door neighbor.



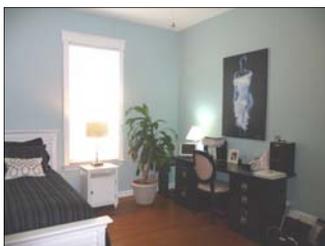
Simply elegant - The living & dining rooms, each opening to the porch through French doors with a transom windows. The practical floor plan includes a versatile space between the dining room and kitchen now used a sitting area.



The skylighted modern kitchen has a gas range, solid surface counter tops. A second skylight (not visible) brightens the family room that is open to the kitchen.



The master bedroom overlooks and is just steps away from the back garden and hot tub. The versatile middle bedroom, now used as an office and guest room, opens to both the central hall and the master bedroom. The 3rd bedroom includes a decorative fireplace and wood floors.



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Copies of this flyer, floor plans, Historic District maps and much more can downloaded from [www.peterRumsey.com](http://www.peterRumsey.com)

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Peter lives in Historic Oakwood where he moved the endangered historic home shown at the left and one other to a site near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.

