

# Boylan Heights Historic District



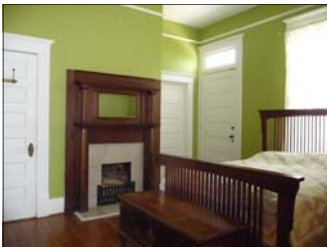
**316 S Boylan Ave  
Raleigh, NC 27603**



ca. 1917.  
4 BR. 4 baths.  
4,029 sqft.  
572 sqft w/u attic  
0.32 acre lot.  
Driveway.  
**\$595,000.**  
tms#1901508



## Features



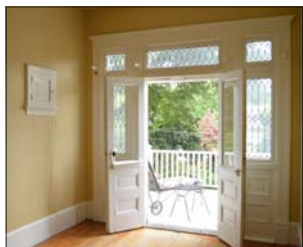
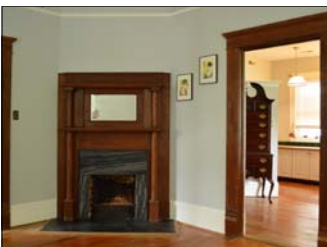
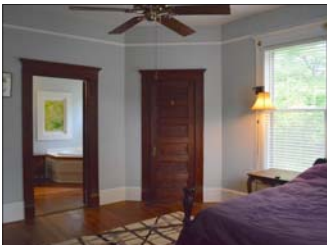
*Classic three-bay Colonial Box style in front.  
Berkeley-like solarium and gardens in back.  
Downstairs options for in-law suite, office, MBR. Big MBR suite up.  
Roughly finished 572 sqft attic w/4th full bath.*

Together with the adjacent 1858 Montfort Hall, this 1917 home presents a grand entry into the Boylan Heights Historic District. In 1975, the late Raleigh architect, John Evans Rice, acquired the home then subdivided into 5 apartments. Since then he and his family have added or updated the solarium, kitchen, baths, landscaping, roof (2012) and much more.

Spacious central halls open to front porches up & down through leaded & beveled glass windows. The downstairs MBR could be part of an in-law or in-home office suite with doors that open to the LR & wrap-around front porch. The bay windowed kitchen is professional scale with adjacent walk-in butler & silver pantries. Dining options include a formal DR, eat-in kitchen & nearby library/study that could be a breakfast room.

The big surprise is the two-story atrium in that evokes the style of homes in the Berkeley hills. It overlooks fenced side & back gardens, a covered deck, winding paths, small pond, exotic plantings, two storage sheds, a hidden compost area, most with a touch of oriental flavoring.

Future updates may be eligible for NC Rehab Tax Credits. For tax credits info & local historic district guidelines go to our web sites and *RHDC.org*.



### Hilary Stokes

Hilary's commitment to thoughtful design and walkable communities throughout the Triangle is found in her recent renovation of a mid-century modern home near Cameron Village.



Allen Tate Realtors  
3201 Glenwood Ave  
Raleigh, NC 27612  
919 719-2900

**Peter Rumsey, Broker**  
919.971.4118

**Hilary Stokes, Broker**  
919.621.2252

Unique homes • Fresh ideas  
Proven success.

Peter lives in Historic Oakwood where he moved endangered historic homes to sites near the Governors Mansion. He works with buyers and sellers throughout the Triangle area.



[www.HilaryStokes.com](http://www.HilaryStokes.com)

[www.peterRumsey.com](http://www.peterRumsey.com)