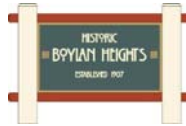




**414 Cutler St
Raleigh, NC 27603
Boylan Heights
c.1908**



0.15 acre lot
4 BRs. 2.5 bath
2,230 sqft
\$425,000
tmls# 1742026



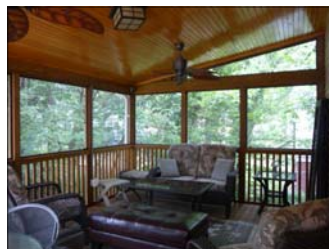
Features



Versatile floor plan.
4 bedrooms plus an office/study/guest room.
Driveway in front, alley accessed parking pad in back.*

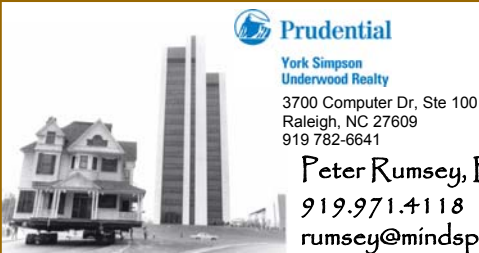
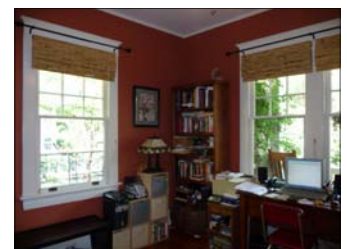
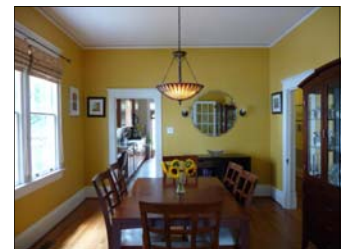
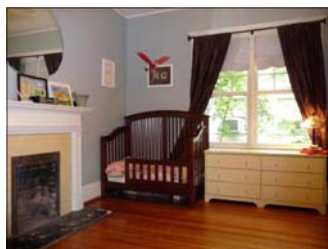
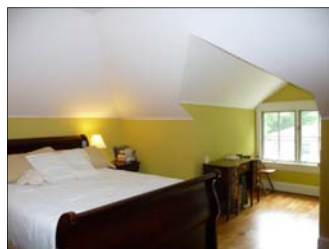
The sellers extensively restored this 1908 classic bungalow, sensitively retaining its old-house character including old oak & heart pine floors, original picture molding, keyhole door hardware and a long central hall. The improvements beginning in 2005 include:

- New kitchen, 2 new full baths and updated half bath.
- All new wiring, plumbing and zoned heating systems.
- New stairs leading to the completely rebuilt second floor that includes two architecturally distinctive bedrooms, a walk-in hall closet and hardwood floors.
- A screened porch and deck accessed through French doors from the back bedroom and kitchen.
- A sauna and workshop / exercise room stubbed for a full bath in the front section of the 968 sqft basement that has a recently lowered and re-poured concrete floor.
- An option for a 500 sqft basement apartment or in-law suite already stubbed for a kitchen & full bath in the rear section of the partitioned basement.



The optional apartment space already has its own new heat pump, hot water heater and electrical panel installed awaiting hookup. Finishing the space requires interior framing, wiring, plumbing, fixtures, cabinets & appliances. While currently shown as a duplex in the tax records, this designation is both questionable and unneeded since the finished space should qualify as a "utility apartment" with under 25% of the total gross sqft.

* Floor plans on reverse, with dimensions on my web site.



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Copies of this flyer, floor plans, Historic District maps and much more can be down loaded from www.peterRumsey.com

Unique homes • Fresh ideas • Proven success

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.



www.peterRumsey.com