

**513 Florence St
c.1925**

**3 bedrooms. 1 bath.
1,070 sqft.
0.18 acre.
Basement.
Daylight attic.
\$245,000.
tmls#1817475.**



Features



Your own land of Oz
Follow the red brick walk and driveway, past the partial basement and the brick storage shed, to the deep fenced yard, with a big fig tree, that borders on a creek in back. The porch overlooks the large park behind the Project Enlightenment School that is an elementary school resource center for Wake County. Google it.

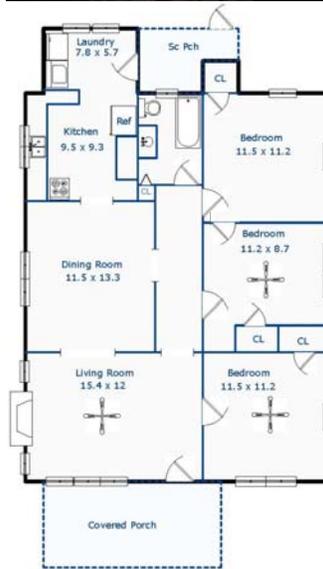


Great Floor Plan
The house feels bigger because of the center hall leading past the back two bedrooms and opening to the dining room. Lots of light during the day and gas logs at night create an inviting gathering space in the living room. The adjacent front bedroom is now used an study. More options - a door connects the back and middle bedrooms creating a master suite, a convenient nursery, sitting room, whatever. The bright kitchen opens to the back yard through a small screened porch, offering options for future expansion.



*NC Rehab Tax Credits**

Enjoy the kitchen as is with its modern appliances. Remodel it later possibly using NC Rehab Tax Credits. Credits may cover part of the cost of remodeling the dated but fully functional bathroom, making other updates to the home, and removing the asbestos siding to expose the existing wood lap siding now visible on the back screened porch.



Nearby New Construction

Over the back creek, four new homes are being built on a short dead-end street as part of Rosengarten Park, which includes a number of renovated homes. City plans propose a greenway also running on the other side of the creek.



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* Go to RHDC.org for info on tax credits and historic districts. Download copies of copies of this flyer, floor plans, maps 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.

