

1817475

Active

Residential

LP: \$ 245,000



Property Leased: N

**513 Florence Street**

City: St. Paul  
Media: 12 VT: No  
Subdivision: Boylan Heights  
Seller's Name: Angela Mullis

Zip:27603  
Yr Blt: 1925  
Nbrhd:Boylan Heights

Area/Sub: 001/A  
List Type: EA  
SP:  
Sold Dt:

**School Information**

Elementary 1: Wake - Wiley  
Elementary 2:  
Middle 1: Wake - Daniels  
Middle 2:  
High 1: Wake - Broughton  
High 2:

Directions: Hillsborough St to south on Boylan Ave. L/on W Cabarrus St, RT/on Florence. Faces Project Enlightenment park land in front. In back across creek, two new homes are being built in Rosengarten Place.

Remarks: Classic 3 BR bungalow with great floor plan and picturesque brick walks and driveway across from school park. Nice kitchen, dated bath -- NC Rehab Tax Credits possible for future updates. Ditto removal of asbestos siding. Deep terraced yard with brick shed and big fig tree backs onto creek across from new homes being built in Rosengarten Park. Daylight attic and partial basement.

**Rooms / SqFt Information**

Living Area Above Grade: 1070 Below Grade: 0 Total: 1070  
Other Area Above Grade: 0 Below Grade: 388 Total: 388  
# Rooms: 7 Beds: 3 Full Baths: 1 Half Baths: 0

**Living Area-Room Dim/Levels**

Entry Hall: Office/Study: Master BR: 11.5X11.2 / Main Bedroom 5:  
Living: 15.4x12 / Main Kitchen: 15x9 / Main Bedroom 2: 11.2X8.7 / Main Utility:  
Dining: 11.5x11.2 / Main Breakfast: Bedroom 3: 11.5X11.2 / Main Bonus:  
Family: Bedroom 4:

**Other Area-Room Dim/Levels**

Garage: Storage: Scrnd Porch: 6X6 / Main  
Carport: Porch: 16.4X8 / Main Deck: DET SHED: 17.5X7/Main  
BASEMENT/Lower

**General Information**

Lot Dim: 32x183x53x181 Lot #: 4 Appx Acres: 0.18 Foundation: brick Zoning: R-10  
New Construction: No Framed: Est Fin Date: Restrictive Covenants: Y  
Builders Name: HUD Compliant Senior Housing: In City: Yes: Raleigh  
HOA Mgmt: HOA Fees 1: \$0 Ownership: Year Primary Residence:  
HOA Fees 2: \$0

**Financing and Taxes**

Tax Value: \$209,818 Tax Rate: 0.0000 TM/BK/PAR/LT or Deed Page: C001-C0005-0003  
Financial Comments: Bring prequal letter with offer. Pin #: 1703461739  
Legal Desc: PT LT 4 MC MILLAN SENTER

**Features**

Design: One Story Exterior Detached Workshop, Fenced Yard, Garden Area, HistArea/Hse, Porch, Patio,  
Property Type: Detached Features: Screen Porch, Storage Shed, See Remarks  
Construction Type: Site built (Stick)  
Acres: 0-.25 Acres  
Exterior Asbestos, Bd/Batten  
Finish:  
Roof: Shingle Style: Bungalow  
A/C: Central Air Basement Outside Entrance, Daylight, Partial, Workshop, See Remarks  
Fuel-Heat: Natural Gas Desc:  
Fireplace Gas Logs, In Living Room  
Desc: Flooring: Hardwood, Vinyl  
Lot Desc: Pond Stream, See Remarks Heating: Forced Air  
Fees None Water Heater: Gas  
Include: Water/Sewer: City Water, City Sewer  
Assumption: No Assumption Parking: DW/Brick, Parking Pad, See Remarks  
Other 1st Floor Bedroom, Attic Unfinished, Workshop, Separate Livingroom, See Financing: New Needed  
Rooms: Remarks Dining: Separate Dining Room  
Washer/Dryer Kitchen  
Interior Attic Pull Down  
Features:

Equip

Spec. SVC:

Green

Green Certs:

**Showing Instructions**

Show Instruct: , Combo LB  
List Agent:R11298/ Peter Rumsey Agent Phone: 919-971-4118 Agent Appt Ph: 919-595-8989  
List Office:2234 / Prudential York Simpson Underwood Realty Office Phone: 919-782-6641  
Co List Agent: CoList Agent Ph:  
Comm to Buy Agt: 2.4/ %/ Y Comm to Sub Agt: 0/ %/ Y LADOM: 1 CDOM: 1  
List Type: EA-Exclusive Agency Possession: NEG PE: No

**Comparable Information**

**Sale Agent:**

**SA Phone:**

**Terms:**

**Sale Office:**

**SO Phone:**

**Sold Price:**

**Pending Date:**

**Est Closing Dt:**

**Sold Dt:**

**Selling Info:**

**Financial Concessions (CC):**

**Other Concessions:**

**Special Circumstances:**

**Agent Only Remarks**

Just listed - Check back for remarks about NC Tax Credits, Historic District, future greenway on other side of creek.

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\*\*Information deemed RELIABLE but not GUARANTEED\*\*

Date: 01/20/2012