

**Peter Rumsey *sells*
moves the Triangle.**

This flyer may be
downloaded at
www.peterRumsey.com

Home For Sale

**706 Edmund St
Oakdale/Mordecai**

**3 bedrooms.
2 bath.
1,529 sqft.
0.23 acre lot.
Detached studio/workshop.
\$149,500.
tmls#757546.**



3600 Glenwood Ave
Raleigh, NC 27612
919 782-5502

Peter Rumsey, Broker
919.971.4118
www.peterRumsey.com

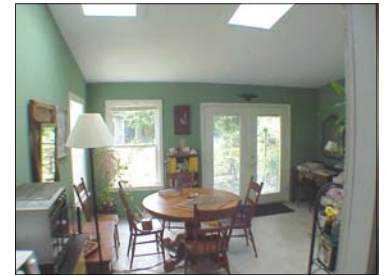


The large front lawn and quiet street allow you to hide in plain sight or join your neighbors on a nightly stroll. The well kept homes on Edmund St are a well kept secret hidden away on a picturesque street a short walk away from the Conn Elementary School and Oakwood Park.

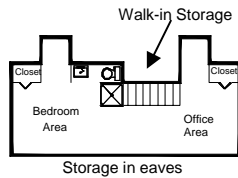
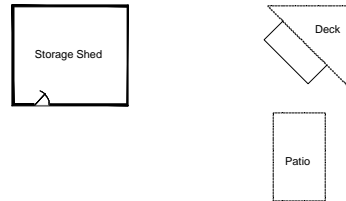
From the back you see the family room (left), sun room (right) and the two attic dormers.

*"reflects ...
love of
gardening
and place."*

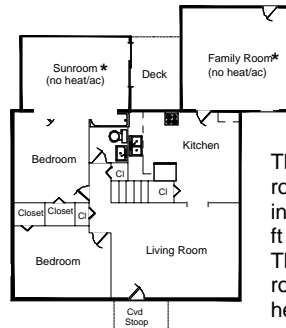
A 15x13 ft family room offers a panoramic view of the back garden. It has a second entrance that allows you to bring groceries from the driveway into the bright kitchen with a newer vinyl floor.



The 0.23 acre lot reflects Doris Carlton's love of gardening and place. A grape arbor, fish pond, fruit trees, wired workshop, patio, vegetable and flower gardens, and two decks. It is an arboretum.



The finished attic with hardwood floors includes a bedroom, bath and office or hobby room.



The back bedroom opens into the 14x9.8 ft sunroom. The front bedroom is shown here



* The seller is providing an allowance for augmenting the HVAC system. The family and sun rooms are not heated or cooled except by opening the door. The upstairs is heated by floor vents that open to the 1st floor that is heated by a gas forced air system. Window unit AC cool the house.



Unique homes.
Fresh ideas.
Proven success.



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

Check out my portfolio of past and current listings, and learn more about this and other neighborhoods at www.peterRumsey.com.