

Boylan Heights Bungalow c. 1917-30



312 Cutler St
Raleigh, NC 27603

3 bedrooms
2 bathrooms
\$483,500

1,305 square feet
.13 acres
mls # 2253832



Live in Historic Boylan Heights and in the backyard of all that downtown Raleigh has to offer.

This completely renovated Boylan Heights bungalow offers both historic charm and modern convenience. The current owners renovated it with themselves in mind, so were intentional and thoughtful and went the extra mile in their renovation planning (from upgrading insulation to salvaging the deck boards) while simultaneously emphasizing the home's historic charm.



Some Highlights of Improvements Completed between 2015 & 2017

- New guts: HVAC, electrical, plumbing, roof, insulation
- Kitchen featuring white shaker cabinets & new stainless steel Samsung appliance suite
 - Huge walk-in crawlspace for storage
- Modern support structure added in both basement and attic
- Generous front porch, back deck, gravel patio, and back yard for entertaining or urban pioneering
- Exterior vinyl siding removed & original wood siding refinished (Exterior Colors, Approved by RHDC)
 - Interior walls & ceilings patched & painted
 - Wall Insulation completed throughout
- Front porch structure replaced to meet current code & decking replaced to tongue and groove consistent with historical age of home
 - Front & rear doors & trim replaced
- New address numbers and mailbox added
- Rebuilt soffits: structure and exterior finishes to meet historical requirements and current function
- New roof (Tamko Heritage Shingles; Cobra Ridge Vent 3 Added; Soffit Ventilation replaced)



This combination of historic charm and functionality is increasingly rare, and especially in such an amazing historic neighborhood adjacent to downtown Raleigh as Boylan Heights - adjacent to Dorothea Dix Park, downtown, and so close to Morgan Street Food Hall, the Pit, Boulton, Central Station, NCSU, the farmers market, Pullen Park, (I mean, you know, I won't go on), and not to mention brimming with neighborhood events of their own every season of the year.



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HERE TO HELP

An East Mordecai resident, Mickey helps buyers and sellers alike investigate and navigate the real estate process.



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Urban Specialization

Hilary launched Metro Digs in 2016, bringing a fresh brand to Raleigh focused on urban neighborhoods and lifestyles.



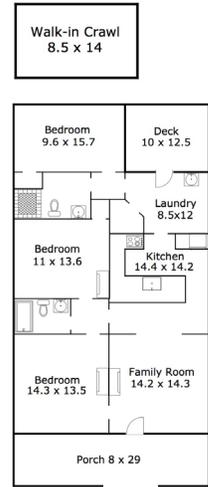
www.mickeydoughy.com

www.metrodigs.com



This particular combination of historic charm and functionality is increasingly rare, and even more so in such an amazing historic neighborhood adjacent to downtown Raleigh as well as Dorothea Dix Park. So close to NCSU, the NC farmers market, Pullen Park, Morgan St Food Hall (and every new opening downtown), and always brimming with neighborhood events of their own every season of the year.

Approximate Dimensions



Feeling like an urban pioneer? The chickens could convey! Not feeling like that, and just feeling the urban part? Go 2 blocks in any direction to everything downtown Raleigh has to offer - coffee shops, bakeries, markets, parks, restaurants, galleries, museums, shops, new Central Union Station, you name it and you can find it nearby.



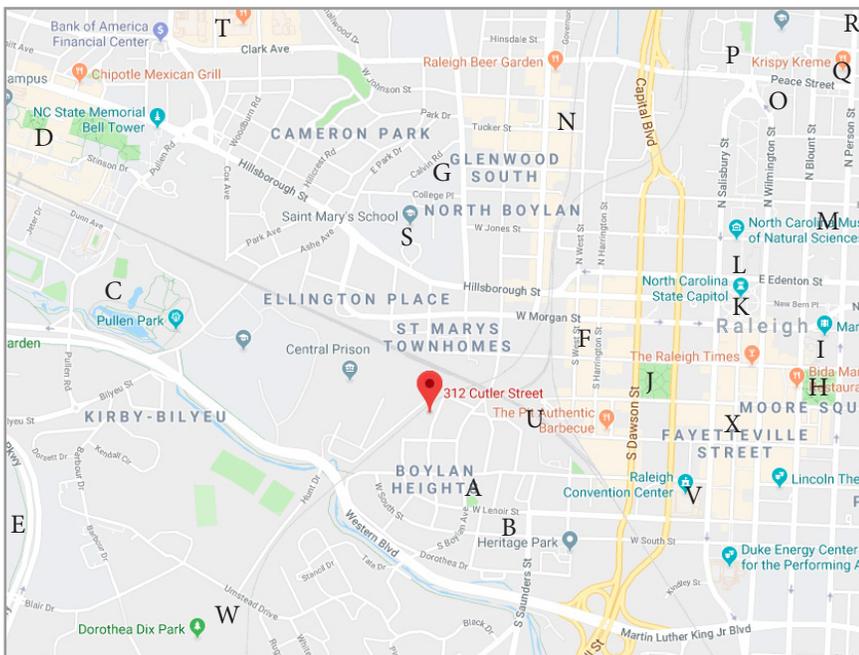
from www.rdhc.org

Architecturally, Boylan Avenue is the showpiece of Boylan Heights and deed restrictions and covenants ensured that the neighborhood's largest dwellings would line the street. Required front-yard setbacks are also deeper along Boylan Avenue than on other neighborhood streets, creating more expansive lawns to set off the large houses. Architectural styles found on the street include transitional Queen Anne/Colonial Revivals, Dutch Colonials, and foursquares with Colonial Revival or Craftsman detailing.



<http://rhdc.org/raleigh-historic-resources/raleigh-historic-districts/boylan-heights>
<https://www.facebook.com/groups/BoylanHeightsNeighborhood/>

<http://rhdc.org/boylan-heights-historic-district>
<http://www.godowntownraleigh.com/>
<https://www.visitraleigh.com>



Nearby:

- A. Project Enlightenment Elementary School
- B. Boulted Bread
- C. Pullen Park
- D. NC State University
- E. NCSU - Centennial Campus
- F. Morgan Street Food Hall
- G. Wiley Elementary School
- H. Moore Square / City Market
- I. Marbles Kids Museum
- J. Nash Square
- K. NC State Capitol Building
- L. NC History & Natural Science Museums
- M. Governor's Mansion
- N. Glenwood South Entertainment District
- O. NC AIA HQ -American Institute of Architects
- P. Shops at Seaboard Station
- Q. Krispy Kreme Doughnuts
- R. Person St. Shops
- S. Saint Mary's School
- T. Cameron Village
- U. Raleigh Union Station
- V. Raleigh Convention Center
- W. Dorothea Dix / Dix Park
- X. Fayetteville Street / Downtown Entertainment