

# Boylan Heights Colonial 2 Story w/ Bungalow Elements c. 1920



709 S Boylan Ave  
Raleigh, NC 27603

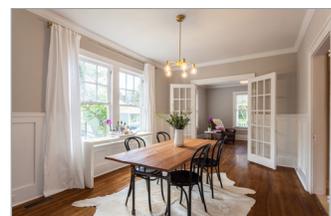
2 bedrooms  
2 bathrooms  
\$435,000

1,489 square feet  
.13 acres  
mls # 2275622



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

This historic Boylan Heights home (per the historic register, a "colonial 2-story box with bungalow elements," but I just call it adorable) lives large for a 2 bedroom and is updated with modern conveniences without losing its historic details and personality so you can have a charmer with a killer layout in a killer location.



The layout boasts flowing public spaces on the first floor, as well as a gracious covered front porch and back deck overlooking the fenced backyard, complete with 10x20 wired storage shed / workshop. Upstairs, 2 good sized bedrooms share a hall bath complete with antique claw foot tub. Each bedroom has 2 large (seriously) walk-in closets large enough for clothing, office, study, nursery, you name it!



The updated kitchen (granite, stainless, gas range) and bathrooms, many new fixtures and finishes, and fresh interior paint make living easy, while the historic charm remains intact with details like original hardwood floors and original windows (many rebuilt by the owners).



9' ceilings down, 8' up, hardwoods & tile throughout, and only blocks from literally everything downtown Raleigh.



This combination of historic charm and functionality is increasingly rare, as are the opportunities to procure any of the more modest offerings 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, and not to mention brimming with neighborhood events of their own every season of the year - surrounded by redevelopment and new investment as it is.



Mickey D'Loughy, Broker

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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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Raleigh, NC 27605



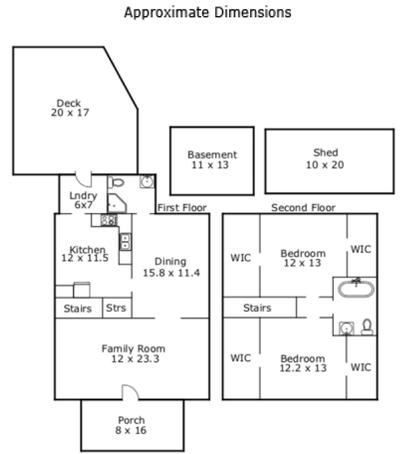
[www.mickeydoughy.com](http://www.mickeydoughy.com)



It's not getting any easier to gain entry into such an amazing historic neighborhood: adjacent to downtown Raleigh, Dorothea Dix Park; so close to NCSU, the NC farmers market, Pullen Park, Morgan St Food Hall (and every other new business opening downtown), and not to mention the ever evolving South St strip; Boylan Heights is always brimming with neighborhood events of their own every season of the year.



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.



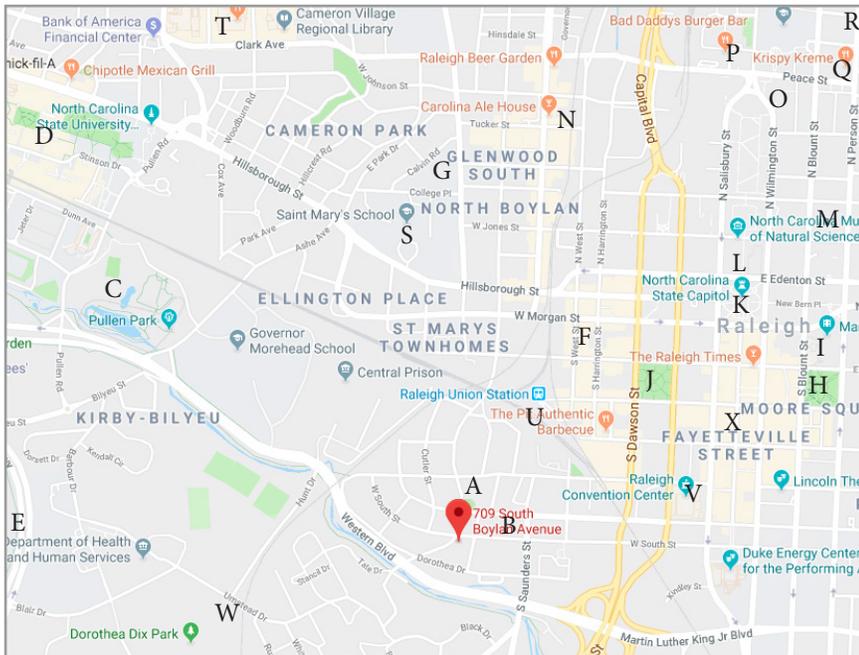
from [www.rdhc.org](http://www.rdhc.org)

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