

HISTORIC BOYLAN HEIGHTS *Luxury Condominiums*

*Coming
in
Spring
2004*



Rendering by David Hall

Northwest View



East View at Night

Eight Unique Residences
Now Pre-Selling

THE MISSION

ONE STORY RESIDENCES

1059 Sq Ft • 2 Bedroom Suites
Starting at \$159,500

Private Courtyard • 9 Ft. Ceilings
300 Sq Ft Great Room • Private Porch
Custom Floor Plans Available

THE CRAFTSMAN

TWO STORY RESIDENCES

1809 Sq Ft • 2 Bedroom Suites
3rd den suite could be used as bdrm
Starting at \$274,900

25 Ft. Living Room Ceiling • Mezzanine
Private Balconies • 4th Bedroom Option *Custom
Floor Plans Available*



HISTORIC BOYLAN HEIGHTS *Luxury Condominiums*

BOYLAN HEIGHTS was founded in 1907 when Mr. Boylan subdivided his plantation. Although the neighborhood boasts diversified styles of architecture, including Victorian & Colonial, most homes are Craftsman Style.

CRAFTSMAN STYLE architecture evolved from the Arts & Crafts movement in early 20th Century in England influenced heavily by Morris & Stickley. Innovative American Architects, Charles & Henry Green are credited for designing the Bungalow which is characterized by square columns, large front porches, wide eaves and decorative brackets.

Mayor Meeker, professors, attorneys, business owners, architects, artists, and many families make Boylan Heights an eclectic and interesting neighborhood.

Enjoy the comfort of living in an old fashioned neighborhood and the excitement of urban vitality. Make Boylan Heights your home.



Crepe Myrtles, dogwoods, along with many other trees and plantings will adorn the property. A large landscaped common area will provide an ideal area to walk pets or picnic. The off street parking lot will ensure ample parking areas for residents and guests.

Points of Interest Within Three Miles

- NC State Capitol Downtown
- Centennial Campus
- Glenwood South Design District
- CityMarket & Warehouse District
- NC State University
- Pullen Park
- Depot Historic District Shops & Galleries
- Life & Science Museum
- Exploris Museum & Imax Theatre
- Art Museum

NC Performing Arts Center



CitySpace Management, LLC

304 Glenwood Avenue
Raleigh, NC 27603
919.271.1021

www.cityspaceforsale.net



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POINTS OF INTEREST WITHIN THREE MILES

- NC Capitol Downtown Area
- Glenwood South Design District
- NC State University
- Centennial Campus
- NC Performing Arts Center
- ArtSpace & City Market
- Exploris Museum
- Imax Theatre
- Pullen Park
- NC Museum of Natural History
- I-40 @ S. Saunders Street
- Historic Depot District Galleries, Restaurants, & Shops

REGIONAL POINTS OF INTEREST

- RDU Airport
- Research Triangle Park
- Streets Of SouthPoint
- NC Chapel Hill University
- Duke University
- NC Coastal Beaches
- NC Blue Ridge Mountains

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Take Advantage of this Rare Opportunity
to Live in a New Luxury Residence in a
Historic District!



The Boylan Heights Historic District

Luxury Condominiums are new distinctive residences being built in one of Raleigh's prestigious Historic Districts.

*Walk Along the Tree Lined Sidewalks of this Charming Neighborhood
to one of many of Raleigh's Vibrant Urban Attractions!*

Eight luxury condominiums will be built at the corner of Florence and West Cabarrus Street, the cornerstone of the Western Gateway to Downtown Raleigh, two blocks from the forthcoming Historic Depot District Galleries, shops, and restaurants. The residences will have views of the park adjacent to Project Enlightenment as well as the downtown skyline.

These distinctive new properties will represent the historic character of the district on the exterior while offering modern sensibilities on the interior. The residences have been architecturally designed by David Maurer, AIA. The exteriors of the residences will be built to historic spec and appointed with Craftsman Style details to unite with the residences of the surrounding Historic District, with full approval from the [Raleigh Historic District Commission](#). The residences will be custom designed on the interior to suit the individual tastes of the homeowner. Homeowner's may choose traditional or open floor plans along with details and finishes.



*Enjoy the Breathtaking Skyline View from
Your Private Balcony!*



HISTORIC BOYLAN HEIGHTS *Luxury Condominiums*

Features

The Mission

1059 Square feet

Two bedroom, two bath residence with open floor plan and private yard

The Mission affords residents the luxury of having a private columned, rocking chair front porch! A large open floor plan boasts a lavish 15x21 living room and dining area that opens to the finely appointed kitchen with nine-foot smooth ceilings throughout. The residences feature two full bedroom suites. The second suite looks out onto a private courtyard area adorned with ornamental trees. *Experience fine urban living in the midst of turn of the century Historic District charm.*

Exterior Features:

- Fully Landscaped Grounds
- Fenced Yard / Courtyard
- All Exterior Maintenance Included
- Solid wood windows
- Solid Wood, Mission Style Entry Door
- Hardiplank Cement Siding
- Private Rocking Chair Porch
- One Off Street Parking Space

Standard Interior Features:

- Nine Foot Smooth Ceilings
- Open Floor Plan
- Solid Wood Ceilings
- Expansive 21'8" x 15' great room
- Open kitchen with breakfast bar
- 2 bedroom suites
- Flooring allowance

Base Price: \$159,500

Optional Features:

Floor Plan:

- Convert to 1 bedroom with den open to living space.

Finishes & Flooring:

- Flooring: hardwood, Tile, or Carpet
- Custom paint schemes
- Crown Moulding
- Solid Wood interior doors

Kitchen / Bath:

- Solid surface countertops
- Smooth top, gas, or other oven
- Over the counter microwave
- Washer/Dryer
- Whirlpool bath
- Glass tub enclosures

Special Features:

- Built in bookshelves /entertainment unit
- Gas Log Fireplaces
- Security System
- Enhanced Lighting

Buyers may add as many of their own custom interior details as they desire.

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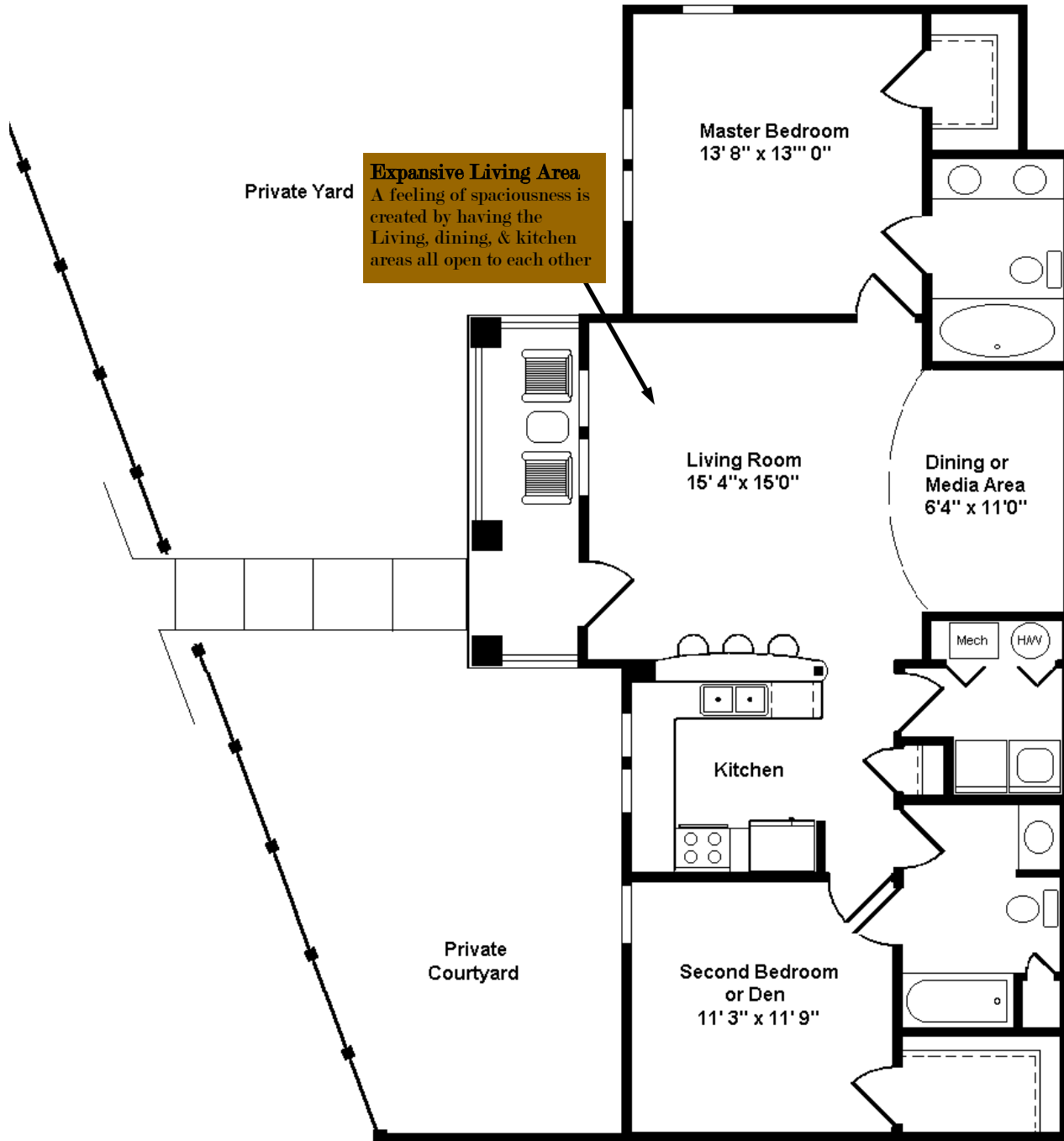
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HISTORIC BOYLAN HEIGHTS *Luxury Condominiums*

The Mission

1059 Square feet



505-C Florence Street

Floor plan is subject to change

Not to scale



HISTORIC BOYLAN HEIGHTS *Luxury Condominiums*

Features

The Craftsman

1809 Square Feet

Three suites, three bath, residence with open floor plans and two story living space

The Craftsman offers a dramatic two-story living room (15x21) with French Doors that open to a private second story balcony. The formal dining area and kitchen features nine-foot smooth ceilings and is open to the living room. The open staircase and mezzanine style hall overlook the formal living room. Cathedral ceilings grace the spacious Master Bedroom. A large double vanity and garden tub make use of the generously sized bathroom. The second bedroom is also a full suite with cathedral ceilings, walk in closet, and attached bathroom. The 3rd, main floor suite is adorned with French Doors that open to a second private balcony and would make an ideal study.

Exterior Features:

- Fully Landscaped Grounds
- Fenced Yard / Courtyard
- All Exterior Maintenance Included
- Solid wood windows
- Solid Wood, Mission Style Entry Door
- Hardiplank Cement Siding
- Private Rocking Chair Porch
- One Off Street Parking Space

Standard Interior Features:

- Two story living room
- Expansive 21 x 14 living area
- Eat in kitchen with breakfast bar
- Open Staircase
- All bedrooms have attached baths
- Mezzanine

Base Price: \$274,900

Optional Features:

Floor Plan:

- Covert loft to 4th bedroom.
- French doors to study
- Expanded master closet

Finishes & Flooring:

- Flooring: hardwood, Tile, or Carpet
- Custom paint schemes
- Crown Moulding
- Solid Wood interior doors

Kitchen / Bath:

- Solid surface countertops
- Smooth top, gas, or other oven
- Over the counter microwave
- Washer/Dryer
- Whirlpool bath
- Glass tub enclosures

Special Features:

- Built in bookshelves /entertainment unit
- Gas Log Fireplaces
- Security System
- Enhanced Lighting
- Skylights

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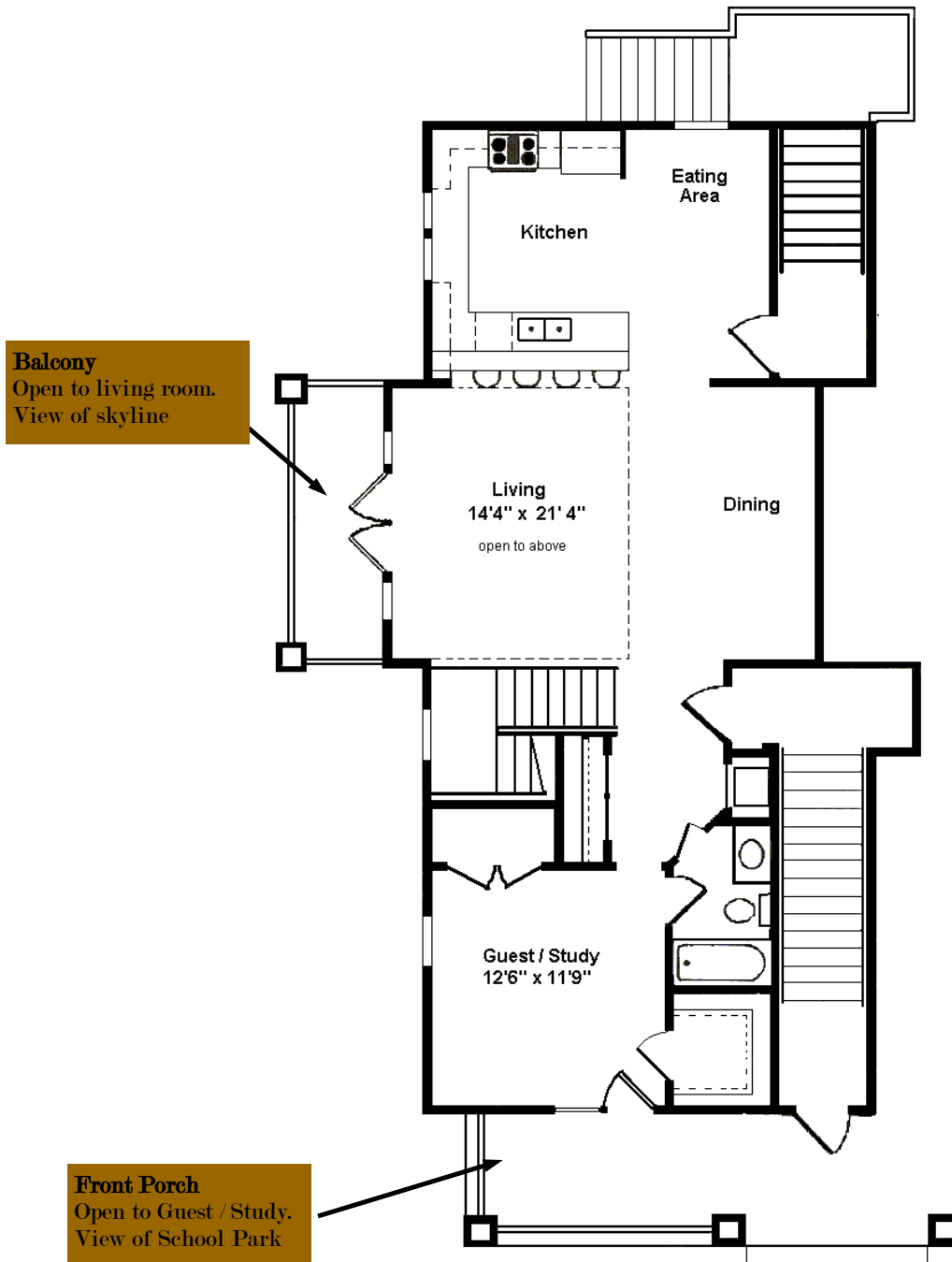
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HISTORIC BOYLAN HEIGHTS *Luxury Condominiums*

Craftsman

First Floor



505-A Florence Street

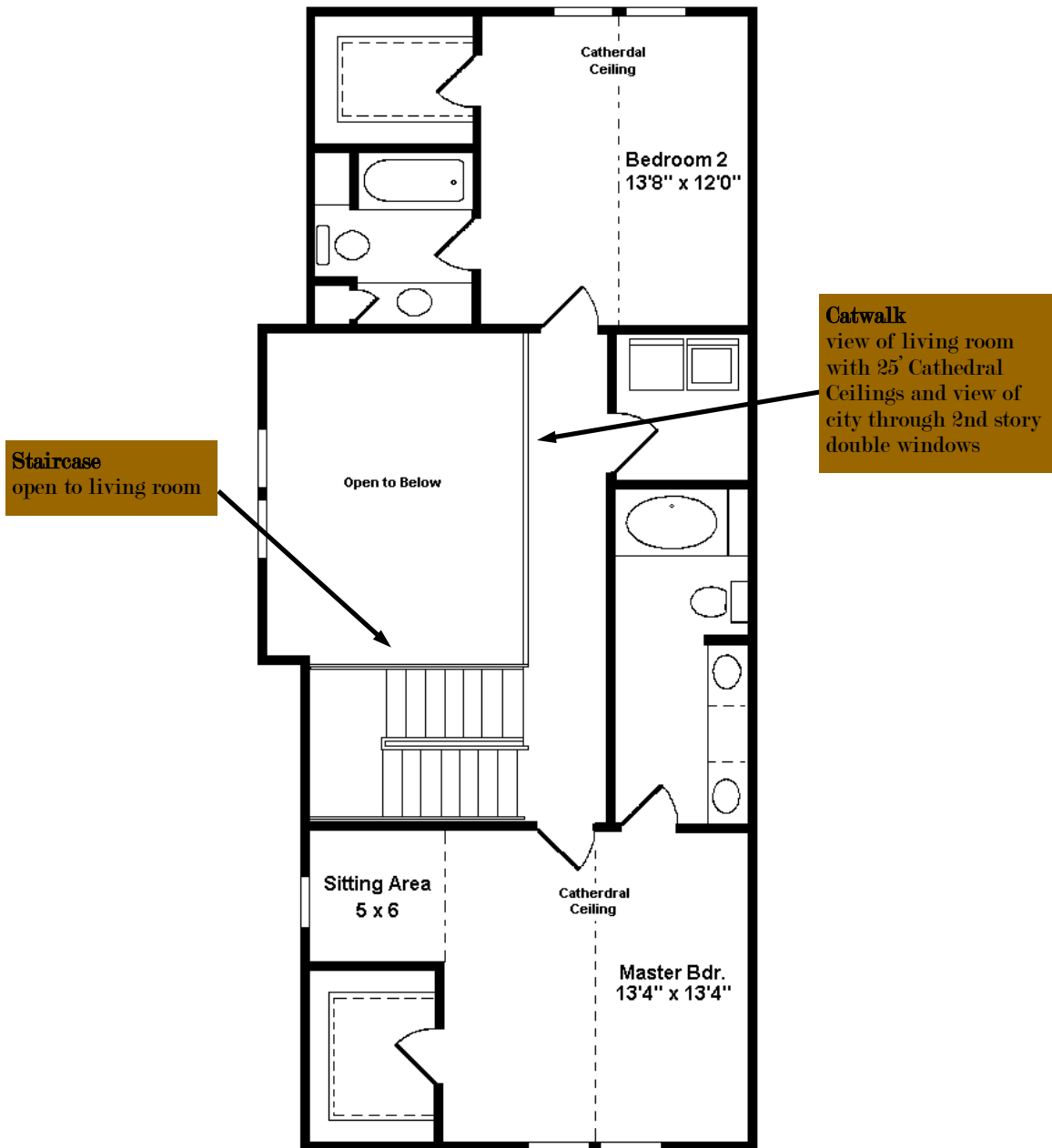
Floor plan is subject to change Not to scale



HISTORIC BOYLAN HEIGHTS *Luxury Condominiums*

Craftsman

Second Floor



505-A Florence Street

Floor plan is subject to change Not to scale



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Reservation Agreement

This reservation is for condominium address _____

The estimated base sales price of this unit will be \$_____

A reservation deposit in the amount of \$1500 per unit, along with this completed form must be returned to CitySpace Property Management in order to be placed on the reservation list. This deposit is refundable at any time. You will be notified as soon as the floor plans and prices are finalized. Once you have been notified of firm pricing, you will be given 30 days to exercise your option to purchase.

Checks should be made payable to CitySpace Management, LLC and will be held in a BB & T Security Trust Account. This reservation may not be assigned or sold.

Name _____

Address _____

City _____ State _____ Zip _____

Home Phone: _____ Work Phone _____

Cell Phone _____ Email Address _____

Purchaser

Date

Purchaser

Date

Seller, CitySpace Management, LLC

Date

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Estimated Homeowner Association Dues

Recurring Expenses	Annually	Monthly	Monthly Per Unit
Lawn Care & Landscaping	\$1,800	\$150	\$19
Common Area Insurance	\$3,500	\$292	\$36
Common Area Cleaning	\$600	\$50	\$6
Other Maintenance	\$250	\$21	\$3
Accounting	\$500	\$42	\$5
Office Supplies	\$200	\$17	\$2
Totals	\$6,850	\$571	\$71

**Monthly Home Owners Association
Dues for Year One**

\$71